

**NOTICE of PUBLIC HEARING**  
**and Public MEETING:**  
**CITY OF ROCHESTER**  
**FINANCE COMMITTEE**

**Meeting Information**

---

Date: January 10, 2017  
Time: 7:00 P.M.  
Location: City Council Chambers  
31 Wakefield Street  
Rochester, New Hampshire

**Agenda**

---

1. Call to Order
2. Public Hearing Item #1 – Resolution Adopting Amendments/ Revisions to the Granite State Business Park Tax Increment Financing (TIF) District Development Program and Financing Plan [\(page 2\)](#)
3. Public Hearing Item #2 – Amending/ Revising the Granite State Business Park (GSBP) TIF District Boundaries [\(page 49\)](#)
4. Public Input
5. Unfinished Business
  - 5.1 Official Announcements and How/ Where We Post Them [\(page 54\)](#)
6. New Business
  - 6.1 Chapter 16 Requirement to Connect to Public Sewers [\(page 56\)](#)
7. Finance Director's Report [\(page 58\)](#)
8. Monthly Financial Statements [\(page 62\)](#)
9. Other
10. Adjournment

Posted by: \_\_\_\_\_ Date: \_\_\_\_\_

Locations Posted: (1) \_\_\_\_\_ (2) \_\_\_\_\_

# **FINANCE COMMITTEE**

## **Agenda Item**

**Agenda Item Name:** Granite State Business Park Tax Increment Financing

**District:** Amendments to Development Program &  
Financing Plan

**Date Submitted:** Referred to Finance Committee to conduct Public Hearing by City  
Council on December 6, 2016

**Name of Person Submitting Item:** Deputy City Manager Cox

**E-mail Address:** blaine.cox@rochesternh.net

**Meeting Date Requested:** January 10, 2017

**Issue Summary Statement:**

The City Council on December 6, 2016 per the requirements of RSA 162-k referred the following to a Public Hearing to be conducted by the Finance Committee:

**RESOLUTION ADOPTING AMENDMENTS/REVISIONS TO THE GRANITE STATE  
BUSINESS PARK TAX INCREMENT FINANCING (TIF) DISTRICT: DEVELOPMENT  
PROGRAM AND FINANCING PLAN AND AMENDING/REVISING THE GRANITE  
STATE BUSINESS PARK (GSBP) TIF DISTRICT BOUNDARIES**

**(Granite State Business Park Tax Increment Financing District Development Program &  
Financing Plan Amendments)**

**Recommended Action:** Conduct Public Hearing

**RESOLUTION ADOPTING AMENDMENTS/REVISIONS TO THE GRANITE STATE  
BUSINESS PARK TAX INCREMENT FINANCING (TIF) DISTRICT: DEVELOPMENT  
PROGRAM AND FINANCING PLAN AND AMENDING/REVISING THE GRANITE  
STATE BUSINESS PARK (GSBP) TIF DISTRICT BOUNDARIES**

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF ROCHESTER, AS FOLLOWS:

WHEREAS, by Resolution adopted November 1, 2005, the Mayor and City Council adopted provisions of RSA 162-K, as amended, for the purpose of establishing one or more TIF districts within the City of Rochester; and

WHEREAS, by Resolution adopted July 5, 2011, the Mayor and City Council created the GSBP TIF District and Development Program and Financing Plan (the "Plan"); and

WHEREAS, changes in circumstances within the GSBP and adjacent areas have created conditions which, in the opinion of the District Administrator and the Mayor and City Council, leaves the GSBP TIF District and Plan in need of revisions and/or amendments to effectively carry out the purpose for which the GSBP TIF District was created and the Plan adopted; and

WHEREAS, RSA 162-K:6, III and RSA 162-K:9, IV permit the alteration of development programs and/or the modification of a TIF financing plan; and

NOW, THEREFORE, the Mayor and City Council of the City of Rochester, by adoption of this Resolution, hereby resolves as follows:

1. After holding a public hearing on January 10, 2017, and taking public testimony, the Mayor and City Council hereby find that the establishment of alterations and/or revisions to the GSBP TIF District and to the Plan (all more completely set forth and described in the document annexed hereto as **Exhibit A** and entitled "Granite State Business Park Tax Increment Finance District: Development Program and Financing Plan", as revised on September 4, 2012), serve a public purpose pursuant to RSA 162-K:5, specifically the preservation and expansion of the City's tax and employment bases, as well as the promotion of development and/or redevelopment of new, vacant, and/or underutilized land and/or buildings within the GSBP TIF District; and

2. The City of Rochester hereby, by adoption of this Resolution, alters, revises and/or amends the GSBP TIF District, so as to be comprised of the properties depicted, described, and/or otherwise delineated in the **Exhibit A**; and

3. In accordance with RSA 162-K:6, 162-K:9, and 162-K:10, the Mayor and the City Council herein adopts the altered/revised GSBP TIF District Development Program and Finance Plan, as altered/revised on November 21, 2016, and as attached hereto as **Exhibit A**; and

4. This Resolution shall take effect upon its passage.

**Granite State Business Park  
Tax Increment Financing District:  
  
Development Program and  
Financing Plan**

**City of Rochester, NH**

**Date Prepared: March 22, 2011**

**Date Adopted: July 5, 2011**

**Date Revised: July 10, 2012**

**Date Amendment/Revision Adopted: Sept. 4, 2012**

**Date Revised: Nov 21, 2016**

**Date Amendment/Revision Adopted: Est. Feb. 7, 2017**

## A. Introduction and Objectives

Tax increment financing (TIF), authorized by New Hampshire RSA 162-K may be used to provide municipal incentives for economic development. Tax increment financing allows property taxes derived from growth in assessed valuation within a TIF district to be retained to pay for internal public improvements within the district that encourage new businesses and industries to locate there. Cities and towns in northern New England use the TIF mechanism to compete with financial incentives offered in other regions of the United States. TIF districts are limited in duration, generally by the time required to amortize bonded debt and the recovery of other municipal costs incurred in creating the TIF district and providing public infrastructure.

### 1. History of Granite State Business Park

The Granite State Business Park (GSBP) is located in the southeastern portion of Rochester adjacent to the Skyhaven Airport. Phase I of the GSBP is accessed via Airport Drive from Rochester Hill Road (NH Route 108). The first buildings in the Granite State Business Park were constructed in 1994. The development pace within the GSBP has been modest, with growth between 1995 and 2010 averaging about 11,500 square feet per year. There are remaining undeveloped lots in Phase I that are currently accessed by Airport Drive, and are serviced by public water and sewer. Phase II of the GSBP lacks utilities and road access, and is separated from Phase I by an active rail line.

A Master Plan and marketing package for the Granite State Business Park (GSBP) was created in 1990 by Matarazzo Design Inc. and S.G. Phillips Companies. The park was planned as a multi-use site that would principally accommodate light and heavy manufacturing, research and development, warehousing and distribution and related uses. The GSBP was intended to respond to a strong demand in the marketplace for light and heavy industrial space in the Seacoast region prior to the closure of the Pease Air Force Base and its subsequent conversion into the Pease International Tradeport.

Early tenants included Prime Tanning, Albany International Techniweave and Salmon Falls Precision. Albany and Salmon Falls were both internal expansions of Rochester businesses. The Rochester Industrial Development Authority (RIDA) was a partner in the Salmon Falls Precision project. The RIDA applied to the New Hampshire Business Finance Authority for financing of the project and negotiated a successful built-to-suit/lease-to-own agreement.

The demand for industrial land changed between 1990 and 2000. Rochester's Ten Rod Road Park and Cabletron became the focus of industrial expansion in the City. The redevelopment of the Pease Air Force Base into the Pease International Tradeport and other area business parks offered superior highway access and were able to meet regional demands more effectively than the Granite State Business Park. Interest in the park has grown as Rochester has matured as a regional hub for business development and a center of labor force growth. The availability of larger, serviced industrial parcels in the region has become more limited.

Phase II of the GSBP has the potential to host large industrial users. But new industrial and business development in Phase II is unlikely to occur without initial public expenditures to provide a rail crossing, and the extension of road, water and sewer. The City's Economic Development Department believes that providing this essential public infrastructure will enable access to a significant expanse of industrially-zoned land that will accelerate growth in taxable valuation, jobs and wages.

July 2012: This plan is being revised to take into account the RSA 205 TIF District, created in Dec. 2011 and encompassing certain land and improvements in the Granite State Business Park.

November 2016: This plan is being revised to take into account future expansion needs of the GSBP.

## 2. Development Potential of Granite State Business Park

The economic benefits of proposed public investments to enable Phase II of the GSBP are estimated in Table 1. This comparison estimates the current and projected commercial and industrial development, assessed valuation, property tax yield, employment and payroll for Phase I and Phase II properties.

**Table 1: Granite State Business Park Development Potential**

Comparison Factor	Granite State Business Park TIF by Phase		
	Phase 1 (1)	Phase 2	Total
Gross Land Area (Acres)	279.65	114.94	394.59
Building Floor Area			
Existing	421,500	0	421,500
Growth Potential	381,200	319,200	700,400
Buildout Total	802,700	319,200	1,121,900
Taxable Assessed Value (\$Millions)			
Existing (2)	\$15.74	\$0.22	\$15.96
Growth Potential	\$10.99	\$11.99	\$22.98
Buildout Total	\$26.73	\$12.10	\$38.83
Annual Property Tax Yield (3)			
Existing	\$375,943	\$5,172	\$381,115
Growth Potential	\$262,551	\$477,800	\$740,351
Buildout Total	\$638,494	\$482,972	\$1,121,466
Estimated Employment			
Existing	425	0	425
Growth Potential	384	300	684
Buildout Total	809	300	1109
Estimated Payroll (Millions) 2009			
Existing	\$19-\$20	\$0	\$19-21
Growth Potential	\$17-\$19	\$29-\$32	\$46-\$51
Buildout Total	\$36-\$40	\$29-\$32	\$65-\$72

(1) Includes Skyhaven Airport (173 Acres) and one residential parcel owned by PDA (7.7 acres)

(2) April 2011 assessment of hangar leases (4987,180) included in existing Phase 1 valuation

(3) Computed at total 2010 tax rate of \$23.89 per thousand assessed value for Phases 1 and 2, Phase 3 is calculated at the 2015 tax rate of \$28.15 per thousand assessed value.

Comparison Factor	Granite State Phase 1(1)	Business Park Phase 2	TIF by Phase Phase 3	Total
Gross Land Area (Acres)	279.65	114.94	53.60	448.19
Building Floor Area	421,500	0	9,953	431,453
Existing	381,200	319,200	340,047	1,040,447

Growth Potential Buildout Total	802,700	319,200	350,000	1,471,900
Taxable Assessed Value (\$Millions)				
Existing (2)	\$15.74	\$0.22	\$0.86	\$16.82
Growth Potential	\$10.99	\$11.99	\$14.14	\$37.12
Buildout Total	\$26.73	\$12.10	\$15.00	\$53.83
Annual Property Tax Yield (3)				
Existing	\$375,943	\$5,172	\$24,124	\$405,239
Growth Potential	\$262,551	\$477,800	\$398,126	\$1,138,477
Buildout Total	\$638,494	\$482,972	\$422,250	\$1,543,716
Estimated Employ				
Existing	425	0	0	425
Growth Potential	384	300	360	1,044
Buildout Total	809	300	360	1,469
Estimated Payroll (\$Millions)				
Existing	\$19-\$20	\$0	\$0	\$19-\$20
Growth Potential	\$17-\$19	\$29-\$32	\$25-\$35	\$71-\$86
Buildout Total	\$36-\$40	\$29-\$32	\$25-\$35	\$90-\$107

The development potential of the one remaining parcel in Phase II represents potential growth of over \$12 million in assessed valuation, 300 jobs and about \$30 million in additional payroll. Those benefits would not occur in the foreseeable future without the proposed public investments outlined in this Development Program.

The Rochester Economic Development Commission (REDC) and Rochester Industrial Development Authority (RIDA) has the responsibility and authority to complete the development of the Granite State Business Park, including the sale or lease of lots to businesses and the Phase II expansion of the GSBP.

### 3. Objectives of GSBP TIF Development Program

The development program for the TIF District reflect the long term goals and objectives developed by the Rochester Economic Development Commission/Rochester Industrial Development Authority (REDC/RIDA) for the Granite State Business Park, including the following:

- Continue to offer financing assistance and collaboration with local, state and federal programs as an incentive for relocation or expansion; research and apply for new grants or programs for which the park becomes eligible.
- Direct and promote opportunities for business attraction and expansion within the Granite State Business Park in accordance with Rochester's Economic Development Strategic Master Plan.
- Create new employment and entrepreneurial opportunities for area residents through the acquisition and resale of lots, and the construction of public facilities.
- Acquire or assemble parcels within the GSBP to facilitate the efficient development of commercial and industrial property within the TIF.

The REDC/RIDA was created under New Hampshire RSA 162-G and has guided the initial planning and development of the Granite State Business Park. The authority provided by this chapter includes municipal actions to encourage the development of business and industrial facilities by acquiring, developing, expanding, leasing and disposing of such facilities. The REDC/RIDA also operates under the specific authority and limitations contained in the Rochester Code of General Ordinances, Chapter 3, Section 3.12 (Economic Development Commission).

#### 4. Public Benefits of GSBP TIF District

The construction of new industrial and business facilities promotes the long-term growth, stability and diversity of employment and the City's taxable valuation. Long term growth in commercial and industrial valuation ultimately supports higher quality services at a lower tax expense to residential uses. The Granite State Business Park 162-K TIF District is expected to provide a number of public benefits, including:

- 1) Enhancing the efficiency of land use and encouraging development consistent with the City's Master Plan and its Economic Development Strategy;
- 2) Concentrating new economic development in desired areas through the efficient use of that infrastructure;
- 3) Stabilizing or expanding the City's manufacturing base and resident access to higher wage jobs;
- 4) Encouraging the creation of diverse economic opportunities and the standard of living for residents;
- 5) Providing for long-term growth in the City's non-residential property valuation;
- 6) Diversifying the property tax base to enable Rochester to continue providing quality municipal services and facilities for residents; and
- 7) Supporting general growth and prosperity of the City and the general welfare of its citizens.

Table 2 illustrates the projected long term economic benefits from employment and wages generated within the GSBP TIF District as the result of infill development and creation of new industrial development sites in Phase II.

**Table 2 – Estimated Employment and Payroll**

Development Area	Square Feet	Employees	Range in Annual Payroll in Millions \$ (2009 Dollars)
Existing Industries in GSBP	421,500	425	\$19.1 - \$21.0
Additional Potential Within Phase 1	381,200	384	\$17.2 - \$19.0
New Sites in Phase 2	319,200	300	\$29.0 - \$32.0



New sites in Phase 3	350,000	360	\$25 - \$35
Total TIF Potential (excluding Airport & RSA205 TIF)	1,471,900	1469	\$90.3 - \$107.0
Growth to Total Buildout	1,050,400	1044	\$58.2 - \$77.0

*\*Notes: Excludes airport and one residential parcel; payroll assumes 80% of jobs in manufacturing, 20% other. Payroll estimates based on average annual wages per employee in City and County for 2009 as reported by NH Employment Security for manufacturing sector and averages for all sectors.*

Between 2011 and its full buildout, the total GSBP 162-K TIF District (Phase1, 2 and 3 combined) is expected to host almost 1,500 jobs and generate \$90.3 to \$107 million in annual payroll.

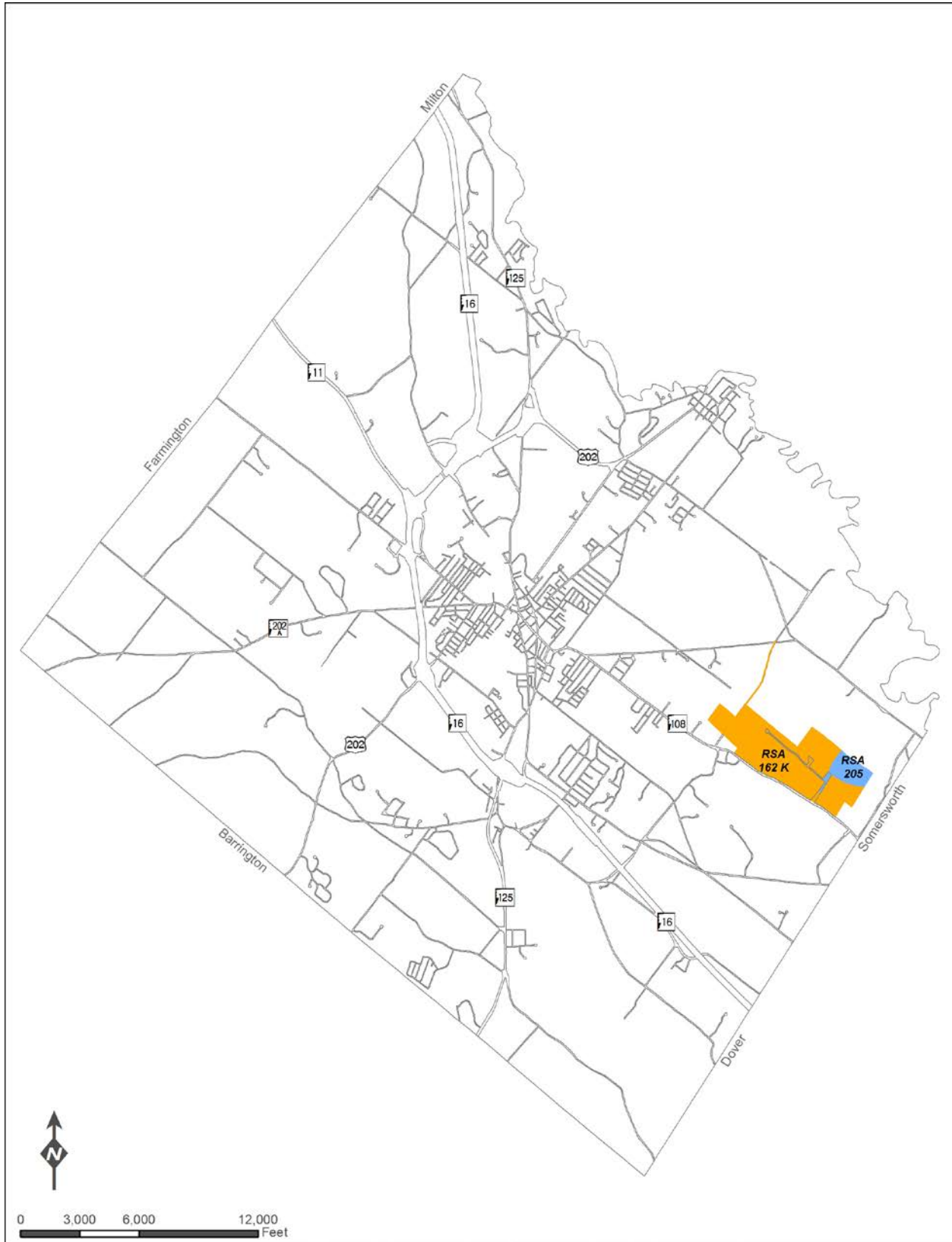
## **B. Description of the GSBP Tax Increment Financing District**

### 1. District Boundaries

The Granite State Business Park TIF District (the District) will include the Skyhaven Airport and the existing (Phase I) portions of the Granite State Business Park, one adjacent residential lot, and additional land located in Phase 2 of the GSBP, located easterly of the New Hampshire Northcoast Rail Line. Included as part of the 2016 Revision are the Lots in Phase 3 as well as Shaw Drive, from the Whitehall Road intersection, underneath the active rail line and along 216 Airport Drive, terminating at Skyhaven Airport.

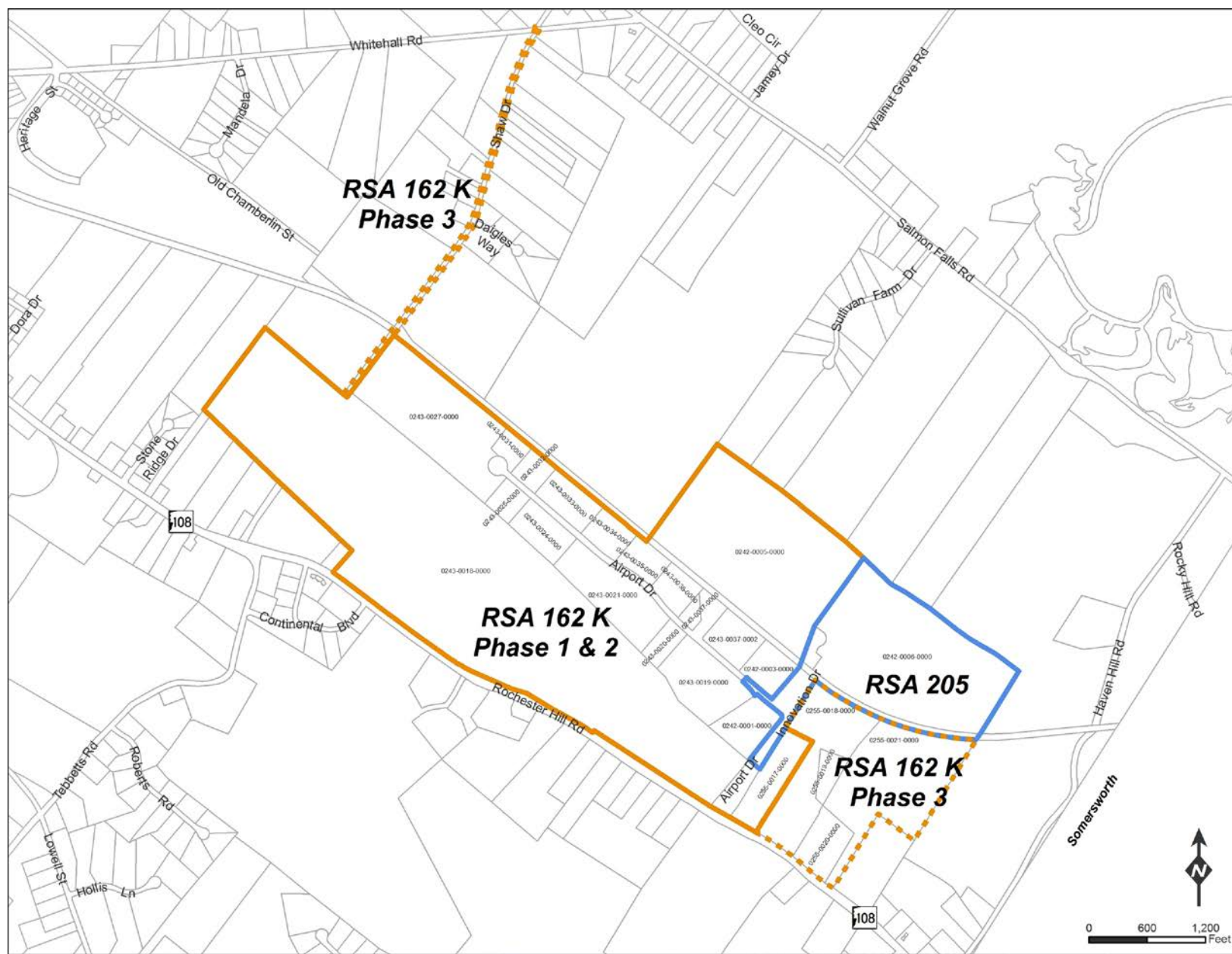
Eliminated from the TIF District are those parcels now included in the District created by RSA 205 with the Rochester Housing Authority. The particular parcels to be included within the TIF District are listed in Table 3 and described by tax map and lot number and/or street address. The entirety of the acreage within the listed properties will be included within the TIF District.

**Location of Granite State Business Park TIF District in Rochester**





Granite State Business Park TIF District





## Granite State Business Park TIF District

**Table 3: Granite State Business Park TIF District Parcels  
Estimate of Original Assessed Valuation (Baseline) <sup>1</sup>**

Parcel ID (PID)	Property Address	Owner	LUC	Land Use Description	Type	Acres	Finished Floor Area	Year Built	Total Baseline Assessment	Other
0243-0037-0002	85 Airport Drive	Frisbie Foundation	905	Charitable	Warehouse	4.66	9,897	1999	\$ 543,900.00	Exempt
0243-0018-0000	238 Rochester Hill Rd	Pease Development Authority	901	State of NH	Airport	174.00	0	0	\$ -	Exempt
0255-0017-0000	290 Rochester Hill Rd	Pease Development Authority	901	State of NH	SF Home	7.70	2,202	1956	\$ 329,700.00	Exempt
0242-0001-0000	48 Airport Drive	GSBP % Howard Katz	440	Ind Dev Land	Land	4.81	0	0	\$ 131,200.00	
0242-0005-0000	0 Innovation Drive	GSBP % Howard Katz	440	Ind Dev Land	Land	55.61	0	0	\$ 212,200.00	
0243-0033-0000	167 Airport Drive	GSBP % Howard Katz	440	Ind Dev Land	Land	5.10	0	0	\$ 132,40.00	
0243-0034-0000	145 Airport Drive	GSBP % Howard Katz	440	Ind Dev Land	Land	3.78	0	0	\$ 127,100.00	
0243-0035-0000	127 Airport Drive	GSBP % Howard Katz	440	Ind Dev Land	Land	3.46	0	0	\$ 125,800.00	
0243-0020-0000	102 Airport Drive	Albany Engineered Composites	440	Ind Dev Land	Land	2.68	0	0	\$ 122,700.00	
0243-0024-0000	166 Airport Drive	Albany Engineered Composites	440	Ind Dev Land	Land	5.23	0	0	\$ 132,900.00	
0243-0025-0000	190 Airport Drive	216 Airport Drive LLC	440	Ind Dev Land	Land	2.68	0	0	\$ 122,70.00	
0243-0031-0000	199 Airport Drive	216 Airport Drive LLC	440	Ind Dev Land	Land	2.10	0	0	\$ 120,400.00	
0243-0032-0000	189 Airport Drive	216 Airport Drive LLC	440	Ind Dev Land	Land	2.57	0	0	\$ 122,300.00	
0243-0036-0000	109 Airport Drive	Spectex Realty LLC	440	Ind Dev Land	Land	3.53	0	0	\$ 126,100.0	
0243-0037-0000	97 Airport Drive	Spectex Realty LLC	440	Ind Dev Land	Land	1.10	0	0	\$ 60,400.00	
0242-0004-A000	0 Airport Drive	Bell Atlantic Property Tax	430	Telephone	Telephone	0.00	0	0	\$ 31,900.00	
0243-0019-0000	88 Airport Drive	88 Airport Drive LLC & Gerson	400	Manufacture	Industrial	10.84	61,025	1994	\$ 2,128,500.00	
0243-0021-0000	112 Airport Drive	Albany International	400	Manufacture	Industrial	12.88	130,672	1999, 2008	\$ 4,127,800.00	
0242-0003-0000	61 Airport Drive	Airport Drive Condo Association	345	Comm Condo	Condo	4.63	0	0	\$ -	
0242-0003-0001	61 Airport Drive	Amarosa Perkins Development	345	Comm Condo	Condo	0	2,500	2006	\$ 164,400.00	
0242-0003-0002	61 Airport Drive	Robmar Realty	345	Comm Condo	Condo	0	3,400	2006	\$ 222,400.00	
0242-0003-0003	61 Airport Drive	Robmar Realty	345	Comm Condo	Condo	0	1,600	2006	\$ 106,400.00	
0242-0003-0004	61 Airport Drive	Bolton Realty Trust LLC	345	Comm Condo	Condo	0	2,500	2006	\$ 164,400.00	
0242-0003-0005	61 Airport Drive	Amarosa Perkins Development	345	Comm Condo	Condo	0	2,500	2006	\$ 164,400.00	
0242-0003-0006	61 Airport Drive	Robinson	345	Comm Condo	Condo	0	2,500	2006	\$ 164,400.00	
0242-0003-0007	61 Airport Drive	Kizzmo Realty	345	Comm Condo	Condo	0	2,500	2006	\$ 164,400.00	
0242-0003-0008	61 Airport Drive	Airport Dr. Bus. Park %Amarosa	345	Comm Condo	Condo	0	4,865	2009	\$ 328,100.00	
0242-0003-0009	61 Airport Drive	C&D Entry Level Properties LLC	345	Comm Condo	Condo	0	5,225	2009	\$ 353,200.00	
0243-0027-0000	216 Airport Drive	216 Airport Drive LLC	46	Mix Ind/CU	Industrial	27.90	192,280	1994	\$ 4,350,069.00	
<b>Total TIF District</b>						<b>335.26</b>	<b>423,666</b>		<b>\$ 14,012,051.00</b>	

<sup>1</sup> Data in Table 3 has been certified by the City Assessor as the Assessed Valuation for Tax Purposes as of April 1, 2011 and are the designated values of the TIF District

**Table 4: Granite State Business Park TIF District Phase 3  
Parcels Estimate of Original Assessed Valuation (Baseline 2015)**

Parcel ID (PID)	Property Address	Owner	LUC	Land Use Description	Acres	Finished Floor Area	Year Built	Total Baseline Assessment
0255-0018-0000	294 Roch Hill Rd	Furina Rev Trust	101	SINGLE FAM	18	2591		\$289,300
0255-0019-0000	296 Roch Hill Rd	City of Rochester	101	SINGLE FAM	2.4	1,746	1969	\$176,900
0255-0020-0000	302 Roch Hill Rd	Presbytery of Northern New England	906	RELIGIOUS	5.88	5,616	1967	\$389,700
0255-0021-0000	0 Roch Hill Rd	City of Rochester	671	CALL	27.32	0	0	\$1,082
	Shaw Drive	City of Rochester		STREET		0	0	0
<b>Total TIF District</b>					<b>54</b>	<b>9,953</b>		<b>\$856,982.00</b>

## 2. Compliance with Statutory Limits on TIF Land Area and Valuation

Table 4 compares baseline conditions in the GSBP RSA 162-K TIF district to statutory limitations on taxable valuation and acreage allowed within the City. New Hampshire RSA 162-K:5 sets the maximum allowable base valuation of any individual TIF district, at not more than eight percent (8%) of the City's taxable value, and limits gross land area within a TIF to not more than five percent (5%) of the City's land area. Maximum base valuation for a single TIF district in Rochester is \$160.47 million (as of 2010) and maximum land area allowable in an individual district is 1,434 acres. Both the valuation and acreage of the GSBP TIF District are well within statutory limits (see Table 4).

**Table 5**

Comparison Factor for Statutory TIF Limitations RSA 162-K:5	Taxable Valuation	Land Area in Acres
City Total 2015	\$2,047,939,500	26,258.38
Maximum Allowable - Individual TIF District (8% of Taxable Value; 5% of Acreage)	\$163,835,160	1,312.19
Granite State Business Park TIF Phase 1 & 2 Baseline	\$13,409,069	335.26
Granite State Business Park TIF Phase 3 Baseline <i>As Percent of City Total</i>	\$856,982 .70%	53.6 1.48%

## Granite State Business Park TIF District

Maximum Cumulative TIFs Allowable <i>(16% of Taxable Value; 10% of Acreage)</i>	\$327,670,320	2,625.83
Granite State Business Park RSA 162-K:5 TIF All Phases	\$14,266,051	388.86
Granite State Business Park RSA 205 TIF	\$193,900	58.65
Granite Ridge Development District RSA 162- K:5 TIF	\$60,431,438	710.76
Total Cumulative District Values 2010 <i>As Percent of City Total</i>	\$74,891,389 3.66%	1158.27 4.41%

The statute also limits the cumulative land area and taxable valuation within all TIF districts of a municipality to 16% of assessed valuation and 10% of total land area. Rochester had no other existing RSA 162-K TIF districts when the original and first amendment was adopted. The Granite Ridge Development District was adopted as a 162-K:5 TIF District in July 2014. The combined TIF valuation and acreage of both districts is well within the statutory limits.



## C. Proposed Development Activities

The City's principal activities in developing the Granite State Business Park TIF District may include land acquisition and assembly, public infrastructure development, marketing and promotion of the District, negotiation of development agreements, and the sale or lease of property for commercial and industrial development.

### 1. Acquisition of Land, Easements and Rights of Way

The City intends to undertake land acquisition solely through a negotiation process, without the need for involuntary acquisitions. Land acquisition by the City will center on property required for installation of necessary public infrastructure and roadways, and on securing key parcels where feasible to facilitate development that is consistent with the objectives for the District.

*Phase 1 of the GSBP* contains a number of serviced but undeveloped lots that are in common ownership. Future activities may include acquisition of other undeveloped properties in Phase I of the GSBP to facilitate efficient development or to assemble sites for resale or lease to private parties.

*Phase 2 of the GSBP* comprises three large undeveloped parcels. One of these, a 50.5 acre lot (parcel 0242-0006) has been purchased by the City and included with the RSA 205 TIF District. Other acquisitions may be made in the future during the course of TIF development and buildout.

*Phase 3 of the GSBP* contains four parcels, two with single family homes, one church and one large undeveloped parcel which the City acquired in October 2016. (PID#0255-0021-0000. One single family property was acquired by the City in November 2016 (PID#0255-0019-0000) The City also includes Shaw Drive from the intersection of Whitehall Road to the east side of Skyhaven Airport. These parcels and Shaw Drive are being added to the TIF District to allow infrastructure for future industrial growth. The church is not planning any changes, should they consider future changes the City would encourage industrial development to be a consideration.

The cost of acquisition, net of sales proceeds, may be recovered through tax increments to reimburse the City for investment to secure those properties.

#### a. Relocation and Displacement

The City intends to acquire all property through negotiated purchases. It does not anticipate the need to involuntarily relocate persons, families, or businesses due to publicly financed acquisition or development activity within the Granite State Business Park TIF District. Any proposals for the involuntary displacement of persons or businesses would require an amendment to this RSA 162-K TIF Development Program.

#### b. Property Disposition & Reuse of Private Property

The City may convey all or a portion of property it acquires within the RSA 162-K TIF District to private developers under the terms of specific development agreements designed to promote the objectives of the Development Program. The terms of purchase and sale agreements or development agreements pertaining to properties transferred by the City must be approved by the City Council.

### 2. Environmental Remediation of City-Owned Sites

While there is no anticipated need for the remediation of contaminated sites to be acquired by the City within the RSA 162-K TIF District, the City of Rochester may undertake environmental cleanup, remediation or monitoring of municipally owned real estate it owns within the District. The City shall have the authority to accept grants from the federal government, State of New Hampshire, or other entities, to finance remediation activities. Should a need arise for the environmental remediation within property owned by the City in the District, the City may use tax increment revenues for that purpose.

### 3. Public Facilities to be Constructed

#### a. Initial Infrastructure Projects

The City's initial capital investment in public infrastructure within the TIF District includes the following elements, which center on improvements necessary to enable development of the Granite State Business Park:

1. Land acquisition
2. Relocating the existing Public Service of New Hampshire electric transmission line
3. Municipal street lighting on Airport Drive or Innovation Drive
4. Upgrading existing portions of Airport Drive as needed for anticipated development
5. Maintenance and administrative costs.
6. Costs not reimbursed by RSA 205 GSBP TIF District.

#### b. Other Public Costs

While the initial plan for infrastructure development centers on the above elements, additional projects to extend or improve public utilities and roadways may also be undertaken within the GSBP in the future, including but not limited to:

1. Further extension of public roadways and street lighting
2. Extension of water, sewer and underground services.
3. Sidewalks, bus shelters or other public amenities for employees and public use.
4. Intermodal transportation facilities and rail sidings.

The Development Plan does not envision the creation of public open space by the City within the GSBP TIF District. However, reservations of land for public open space or conservation may be established as conditions of Planning Board approval during the site plan approval process, and/or donated or offered by individual developments.

### 4. Private Utilities and Railroad

#### a. Gas and Electric

Natural gas service is provided to the Granite State Business Park by Unittel (formerly Northern Utilities.) Unittel has a policy of extending service lines at its own cost to provide service to new development sites.

Public Service Company of New Hampshire (PSNH) is the provider of electric service to the GSBP.

The City may enter into such contracts and agreements as are necessary to enable the installation of underground electric service within the TIF District, cable and telephone, natural gas or other common services, and to provide for appropriate easements for the installation and maintenance of these facilities.

#### b. Rail

The City has discussed with New Hampshire Northcoast Railroad the possibility of a siding for business use in the GSBP. Rail use is expected to increase as the price of fuel continues to escalate, affecting overhead, production and transportation costs for some industries.

The RSA 205 GSBP TIF Program includes the cost for the City to construct a bridge overpass of the rail line. Future infrastructure development within the GSBP TIF District may require other improvements to be negotiated with Northcoast Railroad in support of business development within the District.

## 5. Environment Controls

Private property within the District shall be developed or redeveloped in accordance with the goals, objectives, and standards set by the following City documents, as amended:

1. Rochester Master Plan and Economic Development Strategic Plan;
2. Zoning ordinance;
3. Special zoning overlay provisions centering on the Skyhaven Airport flight path and vicinity
4. Subdivision regulations;
5. Site plan review regulations;
6. Building and life safety codes;
7. All applicable state and federal laws pertaining to abatement of hazardous materials or environmental contamination.

In addition to applicable public regulations, other pertinent limits on development may be defined by the terms of development agreements between the City and individual private parties, and in specific covenants applicable within the Granite State Business Park Phase 1.

Covenants and restrictions were developed at the inception of the GSBP as part of its original Master Plan and marketing strategy. Those provisions will be reviewed regularly by the REDC/RIDA to assure continuity of high standards for park maintenance and development. The intent of the covenants is to protect the integrity, investment value, and corporate image of the properties within the GSBP.

## **D. Tax Increment Financing Plan**

### 1. Objective

The objective of the Financing Plan is to provide funds for the construction of public improvements, to offset the net public cost of land acquisition and assembly, and for organizational and administrative expenses incurred in creating and developing the GSBP RSA 162-K TIF District. The City intends to use the property tax revenue derived from captured (incremental) assessed valuation within the GSBP RSA 162-K TIF District to fund public infrastructure and to reimburse the City for other expenditures incurred in creating the District.

### 2. Land Acquisition Costs

The cost of land acquisition, less sales proceeds, will be considered an expense eligible for reimbursement from tax increment revenues, but subordinate to the use of incremental revenues to pay debt service on bonds for public infrastructure.

### 3. Sale of City-Owned Real Estate within the TIF District

As part of the Development Program, the City may convey individual properties to private entities for the purposes of development consistent with the purposes of the District. Net revenues generated from the sale of these parcels shall be used to reimburse the City's Economic Development Fund for its prior investments in land acquisition within the RSA 162-K TIF District. Acquisition costs that are not recovered from net sales proceeds may be reimbursed as an eligible expense of the RSA 162-K TIF Development Program.

#### 4. Cost of Public Improvements

The City anticipates approaching public improvements in multiple phases over the course of the development or build-out of the Granite State Business Park. There is no expectation of bonding at this time for public improvements. Improvements will be scheduled as increment becomes available.

#### 5. Revenue Potential from Captured Assessed Valuation in District

##### a. Annual TIF District Revenues

TIF revenues will be generated by property taxes levied on the captured assessed valuation within the District after the date of its creation. Long term projections of buildout of the GSBP RSA 162-K TIF District indicate the following annual tax revenue potential generated by 100% retention of captured assessed value.

<u>Year Ending:</u>	<u>Annual Tax Revenue Potential From Captured Assessed Valuation</u>	
2015	\$ 39,383 to \$ 65,638	15%-25% of Phase I
2020	\$ 185,088 to \$ 370,176	25%-50% of Phase I & II
2025	\$ 370,176 to \$ 555,263	50%-75% of Phase I & II
2030	\$ 555,263 to \$ 740,351	75%-100% of Phase I & II

The above revenue estimates rely on assumptions that include anticipated near-term development commitments, a continuation of the historic annual pace of growth in industrial floor area within Phase I of the GSBP, and development of large lots in Phase II by new industrial users in 2020, and 2027.<sup>2</sup> The portion of captured assessed valuation required to be retained for TIF expenses may change over time depending on the actual pace and character of new development within the TIF, actual valuations assigned to TIF properties, and property tax rate

##### b. Annual Allocation of Captured Value

Where annual tax increment revenues from the GSBP District, together with unexpended balances of such revenues from prior years exceed the amount necessary for annual debt service payments, the balance may be used to offset other approved costs for prior expenditures for land acquisition or TIF development costs, to fund public improvements within the District, to create reserve funds set aside for future improvements, or for the operation and maintenance of public infrastructure. The priority for use of incremental TIF revenues shall be:

1. Bonded debt service, if any;
2. Repayment of past expenditures for funds drawn from the Economic Development Fund for acquisition, to the extent required to offset costs net of sales proceeds;
3. The recovery of initial costs for land capability analysis, infrastructure development cost estimates, legal and consulting fees pertinent to the creation or development of the District
4. Funding of capital reserve accounts or other improvement funds designated for upgrade or replacement of water, sewer, roads, traffic safety, or stormwater drainage facilities.

<sup>2</sup> See long term development, estimate of captured assessed value and tax rate assumptions contained in Granite State Business Park Tax Increment Financing District - Buildout Estimate and Revenue Potential, March 18, 2011, prepared for City of Rochester by BCM Planning, LLC.

5. Approved operating costs for public infrastructure within the TIF District.

#### d. Impact of RSA 162-K TIF District on Related Taxing Jurisdictions

In accordance with RSA 162-K:10, tax revenues generated by the original assessed value (base value) of the TIF District will continue to accrue to the City's general fund, as well as to the Rochester School District, Stafford County, and the State of New Hampshire.

The captured assessed valuation that is created and retained within the District to fund RSA 162-K TIF expenses is not included as part of the taxable valuation of the City when computing property tax rates. While all or a portion of captured assessed valuation may be retained by the District to fund internal public improvement costs for a period of time, the original taxable valuation within and outside the TIF remain available to all taxing jurisdictions. Consequently the assessed valuation and revenue base available to all taxing jurisdictions is not diminished as a result of forming the District.

During the operation of the RSA 162-K TIF District, tax revenue from captured valuation that are not required to fund eligible expenses of the TIF Development Program will become available to all tax jurisdictions. Upon expiration of the RSA 162-K TIF District, all incremental valuation that has been created within the RSA 162-K TIF becomes available generated property tax revenues for the City's general fund and to all other taxing jurisdictions.

#### 6. Reimbursement of Previous City Expenditures

The City has invested in the predevelopment planning of the Granite State Business Park expansion in the form of legal and consulting costs for TIF District development, land capability analysis, environmental review of land capability, development potential, and estimates of infrastructure development costs. Prior investment by the City that is directly related to RSA 162-K TIF land acquisition and public infrastructure development, planning and development-related consulting and legal costs shall be reimbursable from TIF incremental revenues. The recovery of these past expenditures will be subordinate to the principal use of incremental revenues to fund current year debt service payments for infrastructure costs.

#### 7. Operation and Maintenance

The City will be responsible for the operation and maintenance of all public facilities, including the cost of winter and summer maintenance of roads, bridges and street lighting, and the operation and maintenance of storm drains and catch basins, public water and public sewer utilities. The cost of public water and sewer operations are offset by connection and user charges to individual properties served by these systems.

While the cost of operation and maintenance of road and drainage facilities may be charged against the incremental revenues of the RSA 162-K TIF District, these costs will initially be borne by the general fund or by the appropriate utility fund, unless otherwise approved by the District Administrator with the recommendation of the Advisory Board.

The City may also establish capital reserve accounts for the replacement or upgrades of public infrastructure within the District using TIF incremental revenues.

## **E. District Administration**

### 1. Administrator

The administrator of the Granite State Business Park RSA 162-K TIF District shall be by the City Manager, who shall make an annual financial report to the City Council.

### 2. Advisory Board

In accordance with RSA 162-K: 14, the City Council shall pass a resolution which shall create an Advisory Board for the GSBP District. A majority of the Advisory Board shall be owners or occupants of real property within or adjacent to the District. The same resolution shall incorporate provisions of 162-K: 14 and stipulate the powers and authority of the Advisory Board. The purpose of the Advisory Board shall be to review the policies and actions of the district administrator in the planning, construction and implementation of the Development Program and the operation of the District after the program is completed.

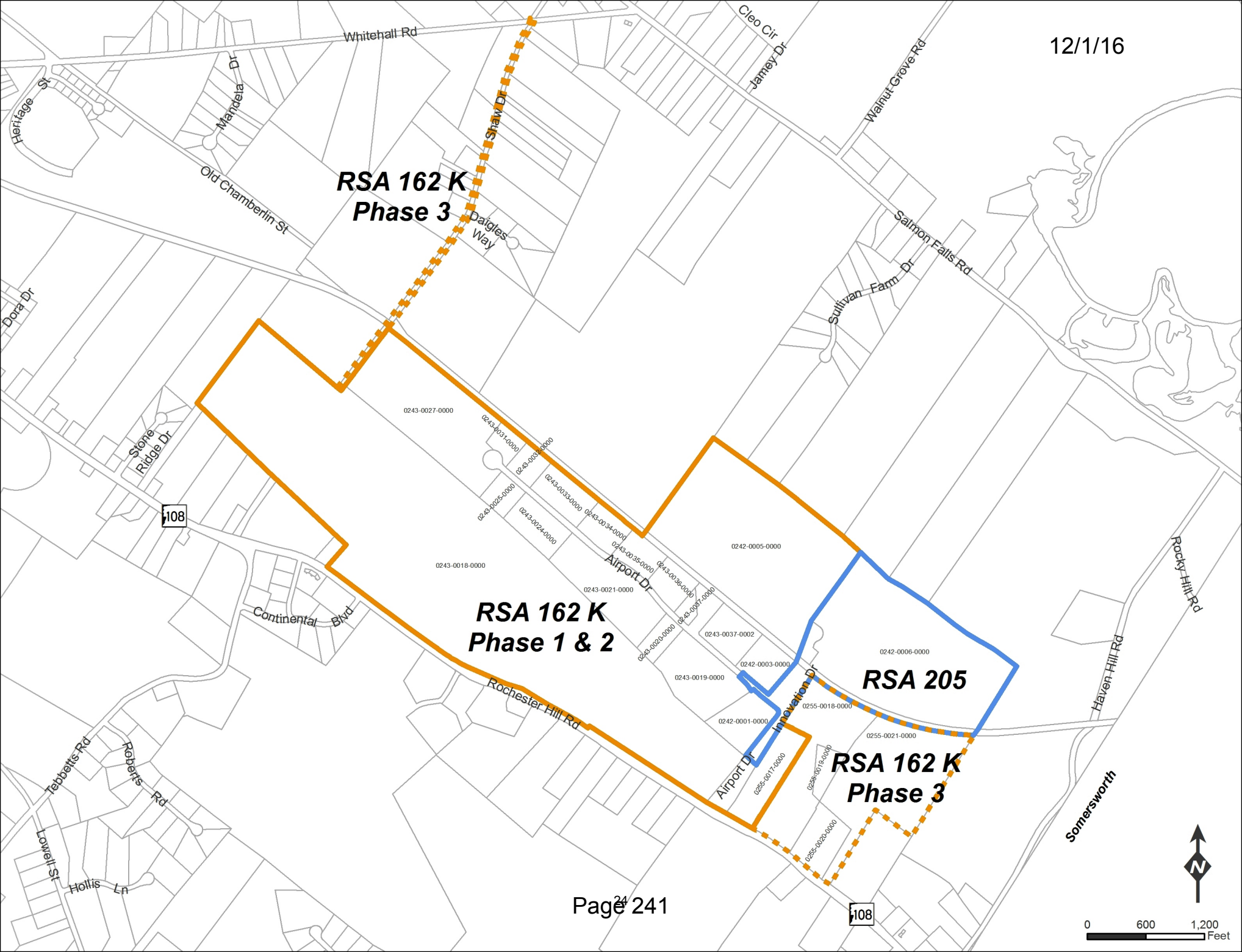
The Advisory Board shall have 30 days to appeal any decision of the district administrator to the City Council for review and appropriate action. The Advisory Board shall meet either as determined by the chair of the Board or the Mayor or the City Manager to examine operation and maintenance of the TIF District.

### 3. Amendments

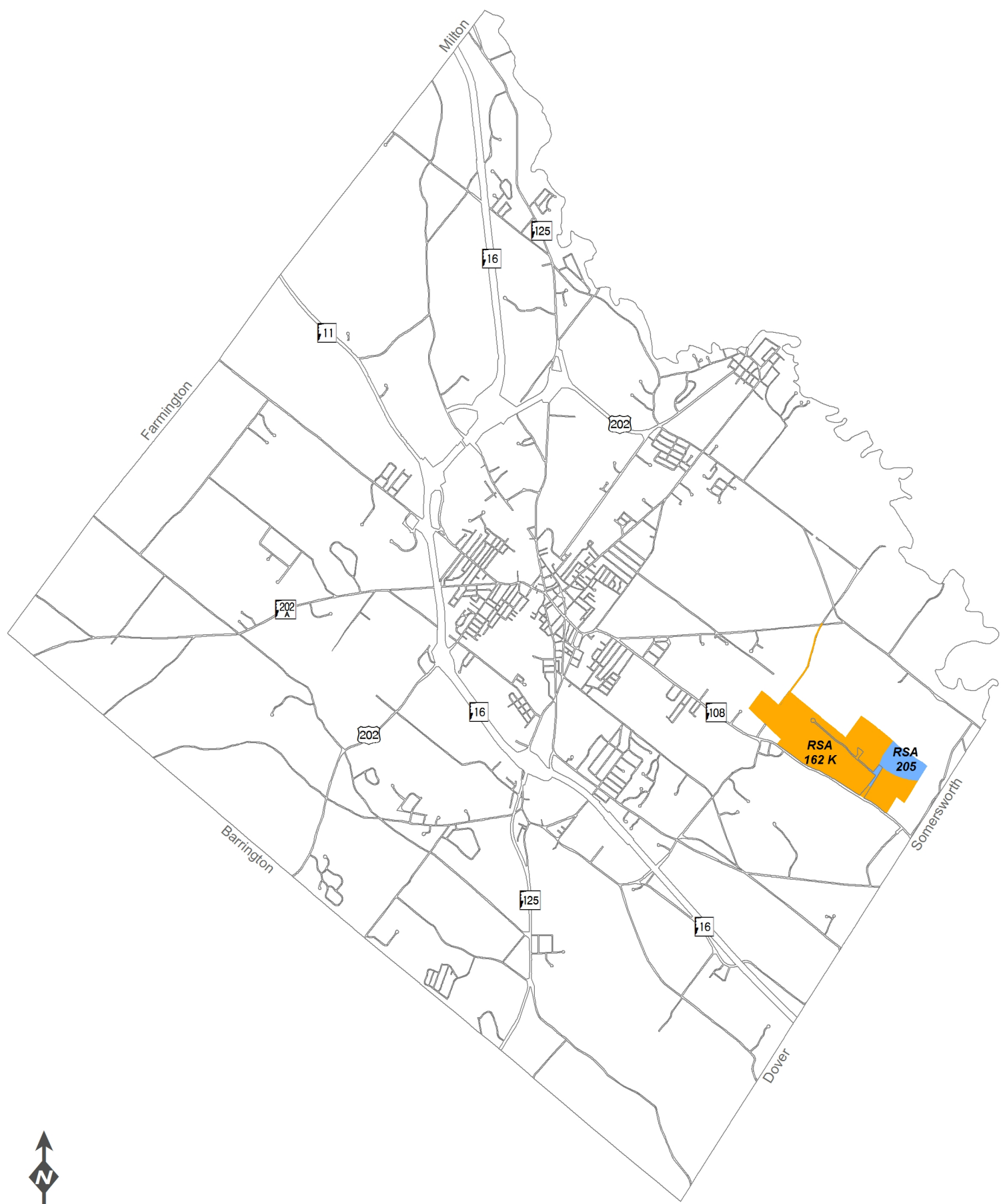
Amendments to the boundaries of the TIF District, the Development Program or Financing Plan shall be undertaken in accordance with the public hearing process set forth within RSA 162-K:4, including its requirements for reasonable notification to the Rochester School District and Strafford County, in accordance with RSA 162-K:9.

### 4. Duration of Program

The Granite State Business Park Tax Increment Financing District will remain in existence until eligible public expenditures of the District have been repaid through tax increment revenues.









12/1/16

**City of Rochester Formal Council Meeting****AGENDA BILL****NOTE: Agenda Bills are due by 10 AM on the Monday the week before the City Council Meeting.**

AGENDA SUBJECT

AB-82: Granite State Business Park Tax Increment Financing District Plan Revisions

COUNCIL ACTION ITEM ☒  
INFORMATION ONLY ☐FUNDING REQUIRED? YES ☐ NO ☒  
\* IF YES ATTACH A FUNDING RESOLUTION FORMRESOLUTION REQUIRED? YES ☒ NO ☐FUNDING RESOLUTION FORM? YES ☐ NO ☒

AGENDA DATE	December 6, 2016	
DEPT. HEAD SIGNATURE	Karen Pollard, Signature on File	
DATE SUBMITTED	November 21, 2016	
ATTACHMENTS YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	* IF YES, ENTER THE TOTAL NUMBER OF PAGES ATTACHED	26

**COMMITTEE SIGN-OFF**

COMMITTEE	Rochester Economic Development Commiss
CHAIR PERSON	Susan DeRoy

**DEPARTMENT APPROVALS**

DEPUTY CITY MANAGER	signature on file
CITY MANAGER	signature on file

**FINANCE & BUDGET INFORMATION**

FINANCE OFFICE APPROVAL	signature on file
SOURCE OF FUNDS	
ACCOUNT NUMBER	
AMOUNT	
APPROPRIATION REQUIRED YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	

**LEGAL AUTHORITY**

November 1, 2005, the Mayor and City Council adopted provisions of RSA 162-K, as amended, for the purpose of establishing one or more TIF districts within the City of Rochester.

**SUMMARY STATEMENT**

November 1, 2005, the Mayor and City Council adopted provisions of RSA 162-K, as amended, for the purpose of establishing one or more TIF districts within the City of Rochester; and July 5, 2011 created the GSBP TIF District and Development Program and Financing Plan (the "Plan"); and changes in circumstances within the GSBP and adjacent areas have created conditions which, in the opinion of the District Administrator and the Mayor and City Council, leaves the GSBP TIF District and Plan in need of revisions and/or amendments to effectively carry out the purpose for which the GSBP TIF District was created and the Plan adopted; and RSA 162-K:6, III and RSA 162-K:9, IV permit the alteration of development programs and/or the modification of a TIF financing plan.

Addition of Granite State Business Park TIF District Phase 3

0255-0018-0000 294 Roch Hill Rd Furina Rev Trust \$289,300

0255-0019-0000 296 Roch Hill Rd City of Rochester \$176,900

0255-0020-0000 302 Roch Hill Rd Presbytery of Northern New England \$389,700

0255-0021-0000 0 Roch Hill Rd City of Rochester \$1,082

Shaw Drive City of Rochester STREET

Total TIF District Phase 3 \$856,982.00

**RECOMMENDED ACTION**

Request First Reading on December 6, 2016

Request Public Hearing on January 3, 2017

Request Second Reading and Consideration for Approval on February 7, 2017

**Granite State Business Park  
Tax Increment Financing District:  
  
Development Program and  
Financing Plan**

**City of Rochester, NH**

**Date Prepared: March 22, 2011**

**Date Adopted: July 5, 2011**

**Date Revised: July 10, 2012**

**Date Amendment/Revision Adopted: Sept. 4, 2012**

**Date Revised: Nov 217, 2016**

**Date Amendment/Revision Adopted: Est. FebJan. 73, 2017**

## A. Introduction and Objectives

Tax increment financing (TIF), authorized by New Hampshire RSA 162-K may be used to provide municipal incentives for economic development. Tax increment financing allows property taxes derived from growth in assessed valuation within a TIF district to be retained to pay for internal public improvements within the district that encourage new businesses and industries to locate there. Cities and towns in northern New England use the TIF mechanism to compete with financial incentives offered in other regions of the United States. TIF districts are limited in duration, generally by the time required to amortize bonded debt and the recovery of other municipal costs incurred in creating the TIF district and providing public infrastructure.

### 1. History of Granite State Business Park

The Granite State Business Park (GSBP) is located in the southeastern portion of Rochester adjacent to the Skyhaven Airport. Phase I of the GSBP is accessed via Airport Drive from Rochester Hill Road (NH Route 108). The first buildings in the Granite State Business Park were constructed in 1994. The development pace within the GSBP has been modest, with growth between 1995 and 2010 averaging about 11,500 square feet per year. There are remaining undeveloped lots in Phase I that are currently accessed by Airport Drive, and are serviced by public water and sewer. Phase II of the GSBP lacks utilities and road access, and is separated from Phase I by an active rail line.

A Master Plan and marketing package for the Granite State Business Park (GSBP) was created in 1990 by Matarazzo Design Inc. and S.G. Phillips Companies. The park was planned as a multi-use site that would principally accommodate light and heavy manufacturing, research and development, warehousing and distribution and related uses. The GSBP was intended to respond to a strong demand in the marketplace for light and heavy industrial space in the Seacoast region prior to the closure of the Pease Air Force Base and its subsequent conversion into the Pease International Tradeport.

Early tenants included Prime Tanning, Albany International Techniweave and Salmon Falls Precision. Albany and Salmon Falls were both internal expansions of Rochester businesses. The Rochester Industrial Development Authority (RIDA) was a partner in the Salmon Falls Precision project. The RIDA applied to the New Hampshire Business Finance Authority for financing of the project and negotiated a successful built-to-suit/lease-to-own agreement.

The demand for industrial land changed between 1990 and 2000. Rochester's Ten Rod Road Park and Cabletron became the focus of industrial expansion in the City. The redevelopment of the Pease Air Force Base into the Pease International Tradeport and other area business parks offered superior highway access and were able to meet regional demands more effectively than the Granite State Business Park. Interest in the park has grown as Rochester has matured as a regional hub for business development and a center of labor force growth. The availability of larger, serviced industrial parcels in the region has become more limited.

Phase II of the GSBP has the potential to host large industrial users. But new industrial and business development in Phase II is unlikely to occur without initial public expenditures to provide a rail crossing, and the extension of road, water and sewer. The City's Economic Development Department believes that providing this essential public infrastructure will enable access to a significant expanse of industrially-zoned land that will accelerate growth in taxable valuation, jobs and wages.

[July 2012:](#) This plan is being revised to take into account the RSA 205 TIF District, created in Dec. 2011 and encompassing certain land and improvements in the Granite State Business Park.

[November 2016:](#) This plan is being revised to take into account future expansion needs of the GSBP.

## 2. Development Potential of Granite State Business Park

The economic benefits of proposed public investments to enable Phase II of the GSBP are estimated in Table 1. This comparison estimates the current and projected commercial and industrial development, assessed valuation, property tax yield, employment and payroll for Phase I and Phase II properties.

**Table 1: Granite State Business Park Development Potential**

Comparison Factor	Granite State Business Park TIF by Phase		
	Phase 1 (1)	Phase 2	Total
Gross Land Area (Acres)	279.65	114.94	394.59
Building Floor Area			
Existing	421,500	0	421,500
Growth Potential	381,200	319,200	700,400
Buildout Total	802,700	319,200	1,121,900
Taxable Assessed Value (\$Millions)			
Existing (2)	\$15.74	\$0.22	\$15.96
Growth Potential	\$10.99	\$11.99	\$22.98
Buildout Total	\$26.73	\$12.10	\$38.83
Annual Property Tax Yield (3)			
Existing	\$375,943	\$5,172	\$381,115
Growth Potential	\$262,551	\$477,800	\$740,351
Buildout Total	\$638,494	\$482,972	\$1,121,466
Estimated Employment			
Existing	425	0	425
Growth Potential	384	300	684
Buildout Total	809	300	1109
Estimated Payroll (Millions) 2009			
Existing	\$19-\$20	\$0	\$19-21
Growth Potential	\$17-\$19	\$29-\$32	\$46-\$51
Buildout Total	\$36-\$40	\$29-\$32	\$65-\$72

(1) Includes Skyhaven Airport (173 Acres) and one residential parcel owned by PDA (7.7 acres)

(2) April 2011 assessment of hangar leases (4987,180) included in existing Phase 1 valuation

(3) Computed at total 2010 tax rate of \$23.89 per thousand assessed value [for Phases 1 and 2.](#)  
[Phase 3 is calculated at the 2015 tax rate of \\$28.15 per thousand assessed value.](#)

*-Source: Estimates prepared by BCM Planning, LLC incorporating estimates of developable building area for selected lots provided by City of Rochester Economic Development Department.*

Comparison Factor	Granite State Phase 1(1)	Business Park Phase 2	TIF by Phase Phase 3	Total
Gross Land Area (Acres)	279.65	114.94	53.60	448.19

<u>Building Floor Area</u>	<u>421,500</u>	<u>0</u>	<u>9,953</u>	<u>431,453</u>
<u>Existing</u>	<u>381,200</u>	<u>319,200</u>	<u>340,047</u>	<u>1,040,447</u>
<u>Growth Potential</u>	<u>802,700</u>	<u>319,200</u>	<u>350,000</u>	<u>1,471,900</u>
<u>Buildout Total</u>				
<u>Taxable Assessed Value (\$Millions)</u>				
<u>Existing (2)</u>	<u>\$15.74</u>	<u>\$0.22</u>	<u>\$0.86</u>	<u>\$16.82</u>
<u>Growth Potential</u>	<u>\$10.99</u>	<u>\$11.99</u>	<u>\$14.14</u>	<u>\$37.12</u>
<u>Buildout Total</u>	<u>\$26.73</u>	<u>\$12.10</u>	<u>\$15.00</u>	<u>\$53.83</u>
<u>Annual Property Tax Yield (3)</u>				
<u>Existing</u>	<u>\$375,943</u>	<u>\$5,172</u>	<u>\$24,124</u>	<u>\$405,239</u>
<u>Growth Potential</u>	<u>\$262,551</u>	<u>\$477,800</u>	<u>\$398,126</u>	<u>\$1,138,477</u>
<u>Buildout Total</u>	<u>\$638,494</u>	<u>\$482,972</u>	<u>\$422,250</u>	<u>\$1,543,716</u>
<u>Estimated Employ</u>				
<u>Existing</u>	<u>425</u>	<u>0</u>	<u>0</u>	<u>425</u>
<u>Growth Potential</u>	<u>384</u>	<u>300</u>	<u>360</u>	<u>1,044</u>
<u>Buildout Total</u>	<u>809</u>	<u>300</u>	<u>360</u>	<u>1,469</u>
<u>Estimated Payroll (\$Millions)</u>				
<u>Existing</u>	<u>\$19-\$20</u>	<u>\$0</u>	<u>\$0</u>	<u>\$19-\$20</u>
<u>Growth Potential</u>	<u>\$17-\$19</u>	<u>\$29-\$32</u>	<u>\$25-\$35</u>	<u>\$71-\$86</u>
<u>Buildout Total</u>	<u>\$36-\$40</u>	<u>\$29-\$32</u>	<u>\$25-\$35</u>	<u>\$90-\$107</u>

The development potential of the one remaining parcel in Phase II represents potential growth of over \$12 million in assessed valuation, 300 jobs and about \$30 million in additional payroll. Those benefits would not occur in the foreseeable future without the proposed public investments outlined in this Development Program.

The Rochester Economic Development Commission (REDC) and Rochester Industrial Development Authority (RIDA) has the responsibility and authority to complete the development of the Granite State Business Park, including the sale or lease of lots to businesses and the Phase II expansion of the GSBP.

### 3. Objectives of GSBP TIF Development Program

The development program for the TIF District reflect the long term goals and objectives developed by the Rochester Economic Development Commission/Rochester Industrial Development Authority (REDC/RIDA) for the Granite State Business Park, including the following:

- Continue to offer financing assistance and collaboration with local, state and federal programs as an incentive for relocation or expansion; research and apply for new grants or programs for which the park becomes eligible.
- Direct and promote opportunities for business attraction and expansion within the Granite State Business Park in accordance with Rochester's Economic Development Strategic Master Plan.
- Create new employment and entrepreneurial opportunities for area residents through the acquisition and resale of lots, and the construction of public facilities.

- Acquire or assemble parcels within the GSBP to facilitate the efficient development of commercial and industrial property within the TIF.

The REDC/RIDA was created under New Hampshire RSA 162-G and has guided the initial planning and development of the Granite State Business Park. The authority provided by this chapter includes municipal actions to encourage the development of business and industrial facilities by acquiring, developing, expanding, leasing and disposing of such facilities. The REDC/RIDA also operates under the specific authority and limitations contained in the Rochester Code of General Ordinances, Chapter 3, Section 3.12 (Economic Development Commission).

#### 4. Public Benefits of GSBP TIF District

The construction of new industrial and business facilities promotes the long-term growth, stability and diversity of employment and the City's taxable valuation. Long term growth in commercial and industrial valuation ultimately supports higher quality services at a lower tax expense to residential uses. The Granite State Business Park 162-K TIF District is expected to provide a number of public benefits, including:

- 1) Enhancing the efficiency of land use and encouraging development consistent with the City's Master Plan and its Economic Development Strategy;
- 2) Concentrating new economic development in desired areas through the efficient use of that infrastructure;
- 3) Stabilizing or expanding the City's manufacturing base and resident access to higher wage jobs;
- 4) Encouraging the creation of diverse economic opportunities and the standard of living for residents;
- 5) Providing for long-term growth in the City's non-residential property valuation;
- 6) Diversifying the property tax base to enable Rochester to continue providing quality municipal services and facilities for residents; and
- 7) Supporting general growth and prosperity of the City and the general welfare of its citizens.

Table 2 illustrates the projected long term economic benefits from employment and wages generated within the GSBP TIF District as the result of infill development and creation of new industrial development sites in Phase II.

**Table 2 – Estimated Employment and Payroll**

Development Area	Square Feet	Employees	Range in Annual Payroll in Millions \$ (2009 Dollars)
Existing Industries in GSBP	421,500	425	\$19.1 - \$21.0



## Granite State Business Park TIF District

Additional Potential Within <a href="#">Phase 1 Existing Park</a>	381,200	384	\$17.2 - \$19.0
New Sites in Phase <a href="#">24</a>	319,200	300	\$ <del>4629.0</del> - \$ <del>232.0</del>
<a href="#">New sites in Phase 3</a>	<a href="#">350,000</a>	<a href="#">360</a>	<a href="#">\$25 - \$35</a>
Total TIF Potential (excluding Airport & RSA205 TIF)	1, <del>424</del> 1,900	1 <del>46</del> 109	\$ <del>9052.3</del> - \$ <del>10763.0</del>
Growth to Total Buildout	<del>700,400</del> <a href="#">1,050,400</a>	<del>1046</del> 84	\$ <del>5833.2</del> - \$ <del>7742.0</del>

*\*Notes: Excludes airport and one residential parcel; payroll assumes 80% of jobs in manufacturing, 20% other. Payroll estimates based on average annual wages per employee in City and County for 2009 as reported by NH Employment Security for manufacturing sector and averages for all sectors.*

Between 2011 and its full buildout, the total GSBP 162-K TIF District (Phase ~~1, 2 and 3~~ [1, 2 and 3](#) combined) is expected to host ~~almost over 1,500~~ [almost over 1,500](#) jobs and generate \$~~90.352-3~~ to \$~~10763~~ million in annual payroll.

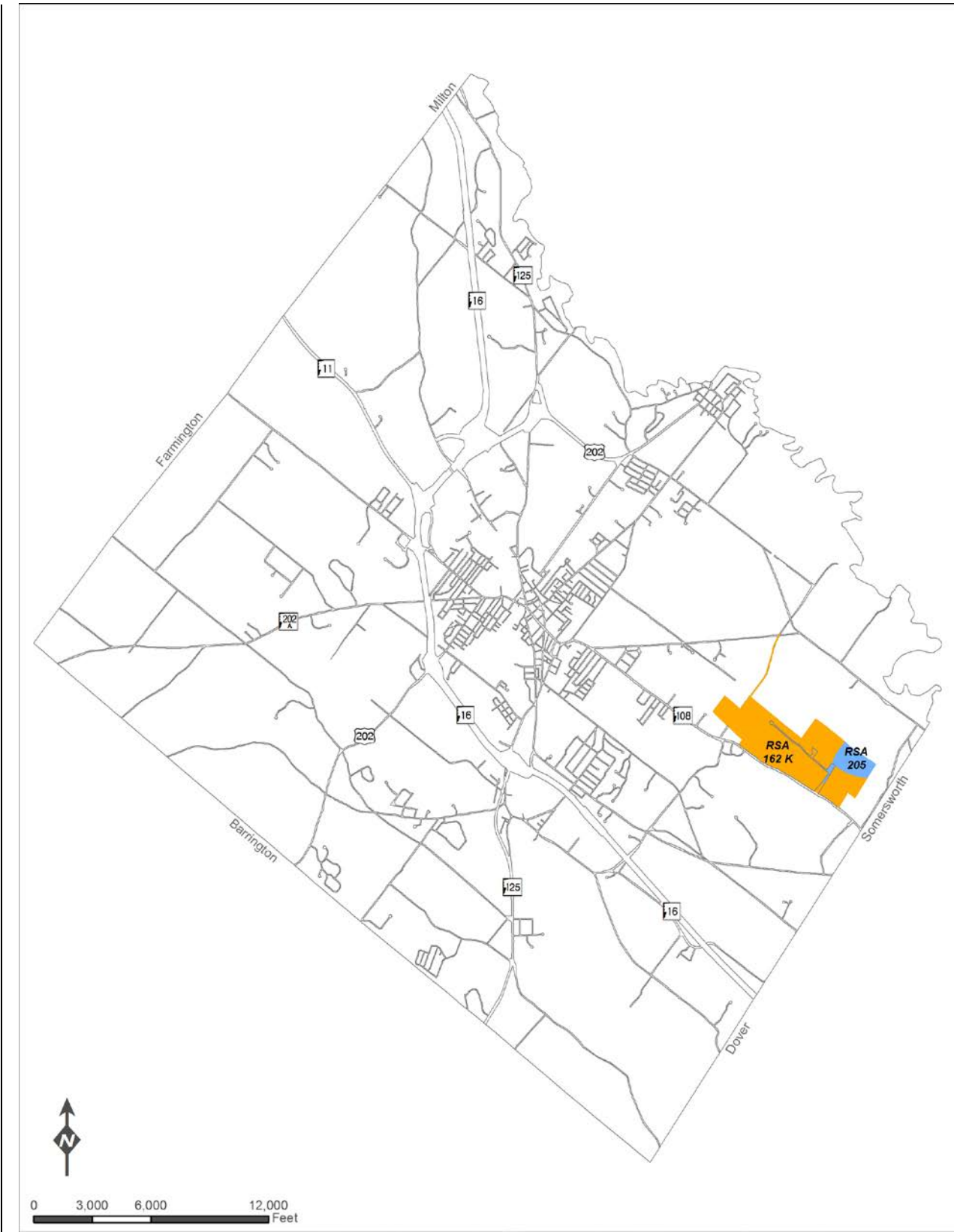
## B. Description of the GSBP Tax Increment Financing District

### 1. District Boundaries

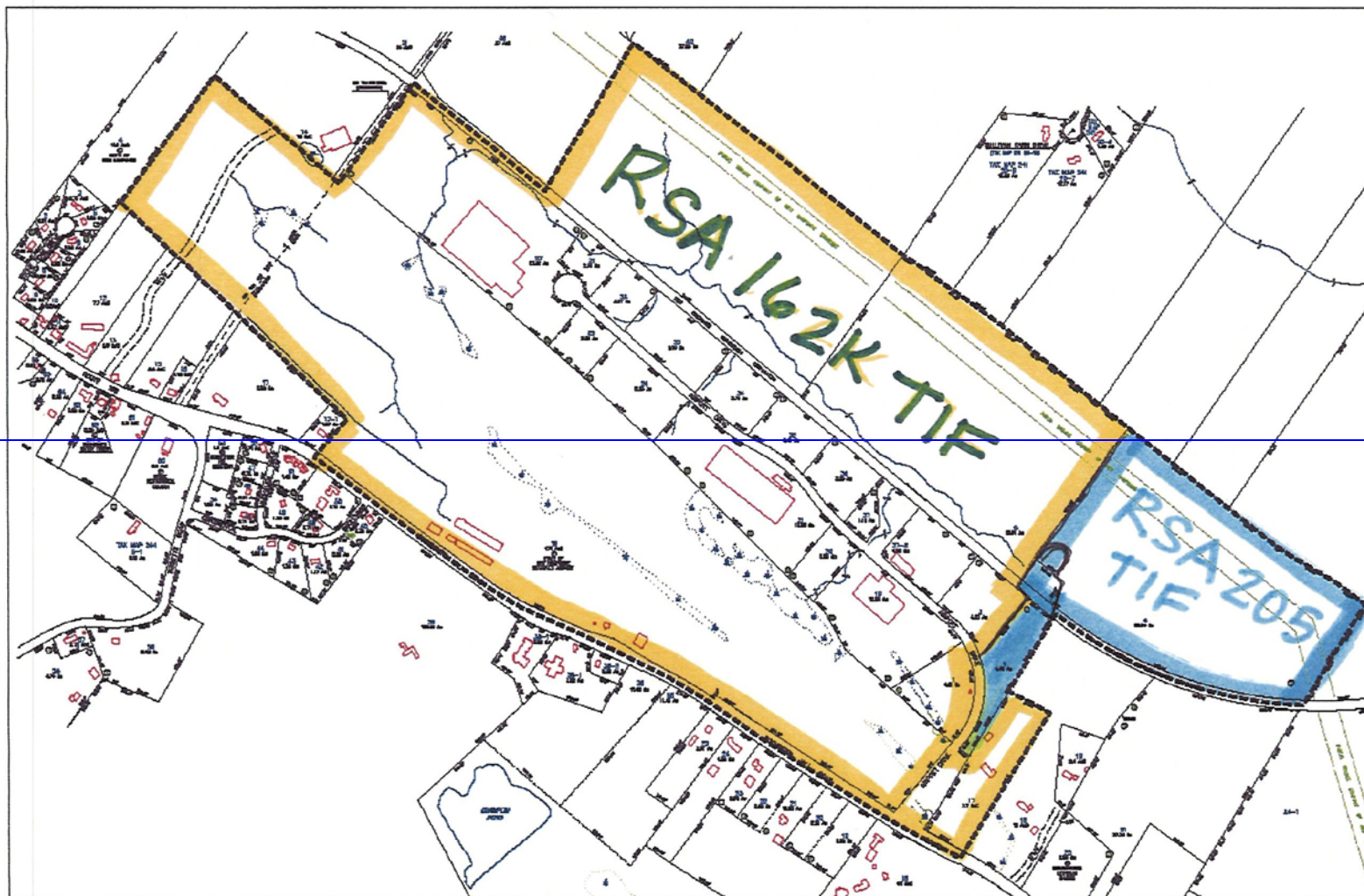
The Granite State Business Park TIF District (the District) will include the Skyhaven Airport and the existing (Phase I) portions of the Granite State Business Park, one adjacent residential lot, and additional land located in Phase ~~24~~ [24](#) of the GSBP, located easterly of the New Hampshire Northcoast Rail Line. Included as part of the 2016 Revision are the Lots in Phase 3 as well as Shaw Drive, from the Whitehall Road intersection, underneath the active rail line and along 216 Airport Drive, terminating at Skyhaven Airport.

Eliminated from the TIF District are those parcels now included in the District created by RSA 205 with the Rochester Housing Authority. The particular parcels to be included within the TIF District are listed in Table 3 and described by tax map and lot number and/or street address. ~~With the exception of one parcel, the entirety of the acreage within the listed properties will be included within the TIF District. For that parcel (identification number 0241-0021) only a portion of its gross acreage (about 59.3 acres) is included within the TIF boundary.~~

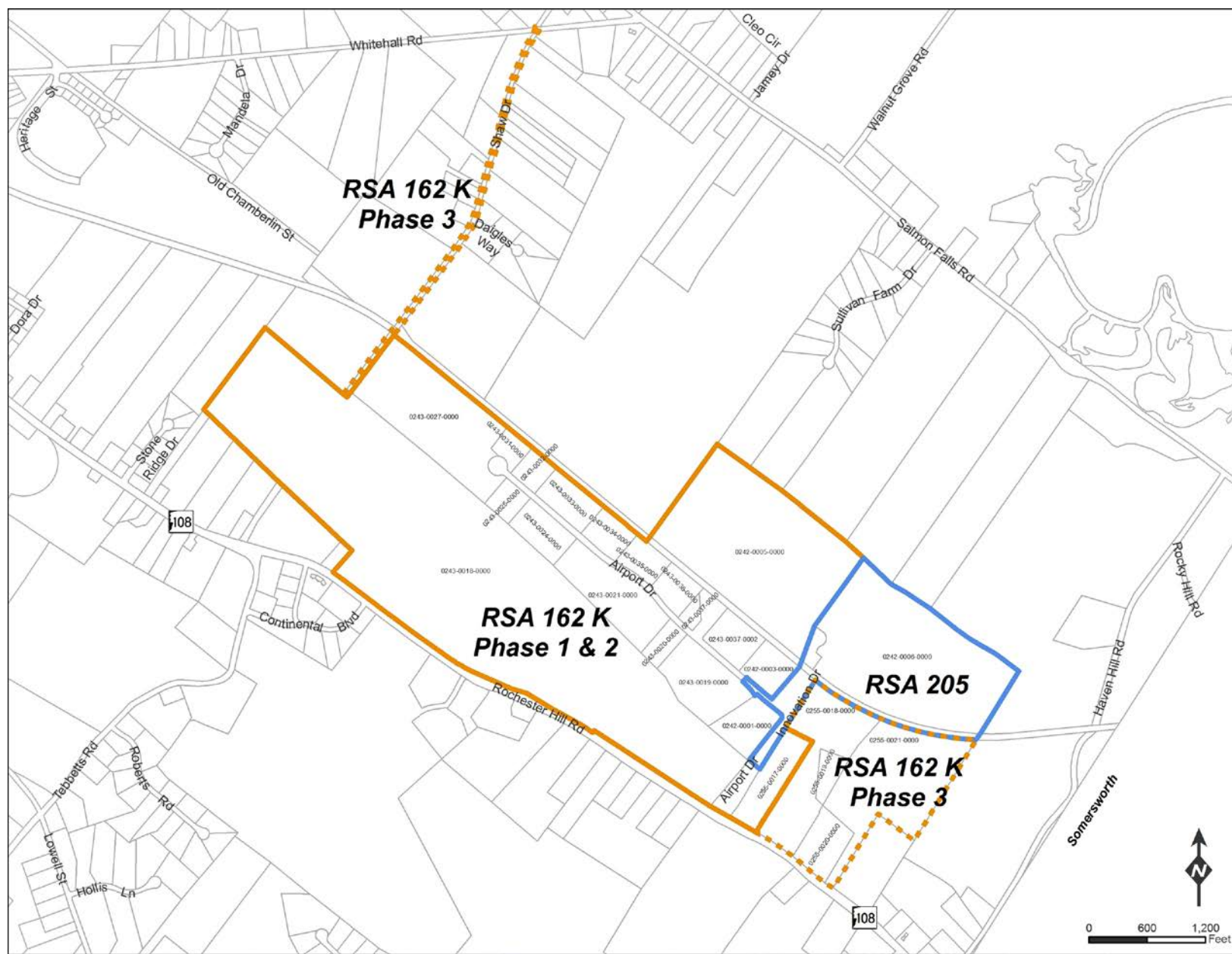
**Location of Granite State Business Park TIF District in Rochester**





**Boundary of Granite State Business Park TIF District and Included Parcels**

Granite State Business Park TIF District







## Granite State Business Park TIF District

**Table 3: Granite State Business Park TIF District Parcels**  
**Estimate of Original Assessed Valuation (Baseline) <sup>1</sup>**

Parcel ID (PID)	Property Address	Owner	LUC	Land Use Description	Type	Acres	Finished Floor Area	Year Built	Total Baseline Assessment	Other
0243-0037-0002	85 Airport Drive	Frisbie Foundation	905	Charitable	Warehouse	4.66	9,897	1999	\$ 543,900.00	Exempt
0243-0018-0000	238 Rochester Hill Rd	Pease Development Authority	901	State of NH	Airport	174.00	0	0	\$ -	Exempt
	<u>238 Rochester Hill Rd</u>	<u>Pease Development Authority</u>	<u>901</u>	<u>State of NH</u>	<u>Hangar Leases</u>	-	<u>0</u>	<u>0</u>	<u>\$ 967,180.00</u>	<u>Exempt</u>
0255-0017-0000	290 Rochester Hill Rd	Pease Development Authority	901	State of NH	SF Home	7.70	2,202	1956	\$ 329,700.00	Exempt
0242-0001-0000	48 Airport Drive	GSBP % Howard Katz	440	Ind Dev Land	Land	4.81	0	0	\$ 131,200.00	
0242-0005-0000	0 Innovation Drive	GSBP % Howard Katz	440	Ind Dev Land	Land	55.61	0	0	\$ 212,200.00	
0243-0033-0000	167 Airport Drive	GSBP % Howard Katz	440	Ind Dev Land	Land	5.10	0	0	\$ 132,40.00	
0243-0034-0000	145 Airport Drive	GSBP % Howard Katz	440	Ind Dev Land	Land	3.78	0	0	\$ 127,100.00	
0243-0035-0000	127 Airport Drive	GSBP % Howard Katz	440	Ind Dev Land	Land	3.46	0	0	\$ 125,800.00	
<u>0241-0021-0000</u>	<u>*1035 Salmon Falls</u>	<u>Linda Sargent &amp; Martha Fowler</u>	<u>613</u>	<u>C.U. Farm-20%</u>	<u>Land</u>	<u>55.61</u>	<u>0</u>	<u>0</u>	<u>\$ 5,482.00</u>	<u>-</u>
0243-0020-0000	102 Airport Drive	Albany Engineered Composites	440	Ind Dev Land	Land	2.68	0	0	\$ 122,700.00	
0243-0024-0000	166 Airport Drive	Albany Engineered Composites	440	Ind Dev Land	Land	5.23	0	0	\$ 132,900.00	
0243-0025-0000	190 Airport Drive	216 Airport Drive LLC	440	Ind Dev Land	Land	2.68	0	0	\$ 122,70.00	
0243-0031-0000	199 Airport Drive	216 Airport Drive LLC	440	Ind Dev Land	Land	2.10	0	0	\$ 120,400.00	
0243-0032-0000	189 Airport Drive	216 Airport Drive LLC	440	Ind Dev Land	Land	2.57	0	0	\$ 122,300.00	
0243-0036-0000	109 Airport Drive	Spectex Realty LLC	440	Ind Dev Land	Land	3.53	0	0	\$ 126,100.0	
0243-0037-0000	97 Airport Drive	Spectex Realty LLC	440	Ind Dev Land	Land	1.10	0	0	\$ 60,400.00	
0242-0004-A000	0 Airport Drive	Bell Atlantic Property Tax	430	Telephone	Telephone	0.00	0	0	\$ 31,900.00	
0243-0019-0000	88 Airport Drive	88 Airport Drive LLC & Gerson	400	Manufacture	Industrial	10.84	61,025	1994	\$ 2,128,500.00	
0243-0021-0000	112 Airport Drive	Albany International	400	Manufacture	Industrial	12.88	130,672	1999, 2008	\$ 4,127,800.00	
0242-0003-0000	61 Airport Drive	Airport Drive Condo Association	345	Comm Condo	Condo	4.63	0	0	\$ -	
0242-0003-0001	61 Airport Drive	Amarosa Perkins Development	345	Comm Condo	Condo	0	2,500	2006	\$ 164,400.00	
0242-0003-0002	61 Airport Drive	Robmar Realty	345	Comm Condo	Condo	0	3,400	2006	\$ 222,400.00	
0242-0003-0003	61 Airport Drive	Robmar Realty	345	Comm Condo	Condo	0	1,600	2006	\$ 106,400.00	
0242-0003-0004	61 Airport Drive	Bolton Realty Trust LLC	345	Comm Condo	Condo	0	2,500	2006	\$ 164,400.00	
0242-0003-0005	61 Airport Drive	Amarosa Perkins Development	345	Comm Condo	Condo	0	2,500	2006	\$ 164,400.00	
0242-0003-0006	61 Airport Drive	Robinson	345	Comm Condo	Condo	0	2,500	2006	\$ 164,400.00	
0242-0003-0007	61 Airport Drive	Kizzmo Realty	345	Comm Condo	Condo	0	2,500	2006	\$ 164,400.00	
0242-0003-0008	61 Airport Drive	Airport Dr. Bus. Park %Amarosa	345	Comm Condo	Condo	0	4,865	2009	\$ 328,100.00	
0242-0003-0009	61 Airport Drive	C&D Entry Level Properties LLC	345	Comm Condo	Condo	0	5,225	2009	\$ 353,200.00	
0243-0027-0000	216 Airport Drive	216 Airport Drive LLC	46	Mix Ind/CU	Industrial	27.90	192,280	1994	\$ 4,350,069.00	
<b>Total TIF District</b>						<u>390.87335.26</u>	<b>423,666</b>		<b>\$ 14,012,051.00</b>	

<sup>1</sup> Data in Table 3 has been certified by the City Assessor as the Assessed Valuation for Tax Purposes as of April 1, 2011 and are the designated values of the TIF District

\*\* Total parcel has 153 acres, assessed value of \$14,138 (2010). Portion to be included in TIF: 59.33 acres, prorated assessment at \$5,482 based on acreage.

**Table 4: Granite State Business Park TIF District Phase 3  
Parcels Estimate of Original Assessed Valuation (Baseline 2015)**

<u>Parcel ID (PID)</u>	<u>Property Address</u>	<u>Owner</u>	<u>LUC</u>	<u>Land Use Description</u>	<u>Acres</u>	<u>Finished Floor Area</u>	<u>Year Built</u>	<u>Total Baseline Assessment</u>
<a href="#">0255-0018-0000</a>	<a href="#">294 Roch Hill Rd</a>	<a href="#">Furina Rev Trust</a>	<a href="#">101</a>	<a href="#">SINGLE FAM</a>	<a href="#">18</a>	<a href="#">2591</a>		<a href="#">\$289,300</a>
<a href="#">0255-0019-0000</a>	<a href="#">296 Roch Hill Rd</a>	<a href="#">City of Rochester</a>	<a href="#">101</a>	<a href="#">SINGLE FAM</a>	<a href="#">2.4</a>	<a href="#">1,746</a>	<a href="#">1969</a>	<a href="#">\$176,900</a>
<a href="#">0255-0020-0000</a>	<a href="#">302 Roch Hill Rd</a>	<a href="#">Presbytery of Northern New England</a>	<a href="#">906</a>	<a href="#">RELIGIOUS</a>	<a href="#">5.88</a>	<a href="#">5,616</a>	<a href="#">1967</a>	<a href="#">\$389,700</a>
<a href="#">0255-0021-0000</a>	<a href="#">0 Roch Hill Rd</a>	<a href="#">City of Rochester</a>	<a href="#">671</a>	<a href="#">CALL</a>	<a href="#">27.32</a>	<a href="#">0</a>	<a href="#">0</a>	<a href="#">\$1,082</a>
	<a href="#">Shaw Drive</a>	<a href="#">City of Rochester</a>		<a href="#">STREET</a>		<a href="#">0</a>	<a href="#">0</a>	<a href="#">0</a>
<b>Total TIF District</b>					<b>54</b>	<b>9,953</b>		<b>\$856,982.00</b>

## 2. Compliance with Statutory Limits on TIF Land Area and Valuation

Table 4 compares baseline conditions in the GSBP RSA 162-K TIF district to statutory limitations on taxable valuation and acreage allowed within the City. New Hampshire RSA 162-K:5 sets the maximum allowable base valuation of any individual TIF district, at not more than eight percent (8%) of the City's taxable value, and limits gross land area within a TIF to not more than five percent (5%) of the City's land area. Maximum base valuation for a single TIF district in Rochester is \$160.47 million (as of 2010) and maximum land area allowable in an individual district is 1,434 acres. Both the valuation and acreage of the GSBP TIF District are well within statutory limits (see Table 4).

**Table 45**

Comparison Factor for Statutory TIF Limitations RSA 162-K:5	Taxable Valuation	Land Area in Acres
City Total 2015	\$2,047,051,893,396,50840	268,688,258.0538
Maximum Allowable - Individual TIF District (8% of Taxable Value; 5% of Acreage)	\$163,803,521,160864	1,312,434.1940
Granite State Business Park TIF Phase 1 & 2 Baseline <i>As Percent of City Total</i>	\$44,012,051.0013,409,069 0.70%	390.87335.26 1.36%
Granite State Business Park TIF Phase 3 Baseline <i>As Percent of City Total</i>	\$856,982 .70%	53.6 1.48%



## Granite State Business Park TIF District

Maximum Cumulative TIFs Allowable (16% of Taxable Value; 10% of Acreage)	\$327,670,943,494,320	2,628,658.831
Granite State Business Park RSA 162-K:5 TIF <a href="#">All Phases</a>	\$14,042,051,266,051	390,388.867
Granite State Business Park RSA 205 TIF	\$77,130,193,900	58.65
<a href="#">Granite Ridge Development District RSA 162-K:5 TIF</a>	\$60,431,438	710.76
Total Cumulative District Values 2010 <i>As Percent of City Total</i>	\$14,089,181,74,891,389 0.803.66%	449.521,158.27 4.41% 1.57%

The statute also limits the cumulative land area and taxable valuation within all TIF districts of a municipality to 16% of assessed valuation and 10% of total land area. Rochester has no other existing RSA 162-K TIF districts [when the original and first amendment was adopted. The Granite Ridge Development District was adopted as a 162-K:5 TIF District in July 2014. -](#)

[The City is anticipating the possible creation of a second RSA 162-K TIF district along NH Route 11. Based on a 2005 analysis of the proposed Route 11 TIF district, the combined TIF valuation and acreage of both districts is would remain](#) well within the statutory limits.

## C. Proposed Development Activities

The City's principal activities in developing the Granite State Business Park TIF District may include land acquisition and assembly, public infrastructure development, marketing and promotion of the District, negotiation of development agreements, and the sale or lease of property for commercial and industrial development.

### 1. Acquisition of Land, Easements and Rights of Way

The City intends to undertake land acquisition solely through a negotiation process, without the need for involuntary acquisitions. Land acquisition by the City will center on property required for installation of necessary public infrastructure and roadways, and on securing key parcels where feasible to facilitate development that is consistent with the objectives for the District.

*Phase I of the GSBP* contains a number of serviced but undeveloped lots that are in common ownership. Future activities may include acquisition of other undeveloped properties in Phase I of the GSBP to facilitate efficient development or to assemble sites for resale or lease to private parties.

*Phase #2 of the GSBP* comprises three large undeveloped parcels. One of these, a 50.5 acre lot (parcel 0242-0006) has been purchased by the City and included with the RSA 205 TIF District. Other acquisitions may be made in the future during the course of TIF development and buildout.

*Phase 3 of the GSBP* contains four parcels, two with single family homes, one church and one large undeveloped parcel which the City acquired in October 2016. (PID#0255-0021-0000. One single family property was acquired by the City in November 2016 (PID#0255-0019-0000) The City also includes Shaw Drive from the intersection of Whitehall Road to the east side of Skyhaven Airport. These parcels and Shaw Drive are being added to the TIF District to allow infrastructure for future industrial growth. The church is not planning any changes, should they consider future changes the City would encourage industrial development to be a consideration.

The cost of acquisition, net of sales proceeds, may be recovered through tax increments to reimburse the City for investment to secure those properties.

#### a. Relocation and Displacement

The City intends to acquire all property through negotiated purchases. It does not anticipate the need to involuntarily relocate persons, families, or businesses due to publicly financed acquisition or development activity within the Granite State Business Park TIF District. Any proposals for the involuntary displacement of persons or businesses would require an amendment to this RSA 162-K TIF Development Program.

#### b. Property Disposition & Reuse of Private Property

The City may convey all or a portion of property it acquires within the RSA 162-K TIF District to private developers under the terms of specific development agreements designed to promote the objectives of the Development Program. The terms of purchase and sale agreements or development agreements pertaining to properties transferred by the City must be approved by the City Council.

### 2. Environmental Remediation of City-Owned Sites

While there is no anticipated need for the remediation of contaminated sites to be acquired by the City within the RSA 162-K TIF District, the City of Rochester may undertake environmental cleanup, remediation or monitoring of municipally owned real estate it owns within the District. The City shall have the authority to accept grants from the federal government, State of New Hampshire, or other entities, to finance remediation activities. Should a need arise for the environmental remediation within property owned by the City in the District, the City may use tax increment revenues for that purpose.

### 3. Public Facilities to be Constructed

#### a. Initial Infrastructure Projects

The City's initial capital investment in public infrastructure within the TIF District includes the following elements, which center on improvements necessary to enable development of the Granite State Business Park:

1. Land acquisition
2. Relocating the existing Public Service of New Hampshire electric transmission line
- ~~3. Construction and installation of a new industrial park sign~~
- ~~4.3. Municipal street lighting on Airport Drive or Innovation Drive~~
- ~~5.4. Upgrading existing portions of Airport Drive as needed for anticipated development~~
- ~~6.5. Maintenance and administrative costs.~~
- ~~7.6. Costs not reimbursed by RSA 205 GSBP TIF District.~~

#### b. Other Public Costs

While the initial plan for infrastructure development centers on the above elements, additional projects to extend or improve public utilities and roadways may also be undertaken within the GSBP in the future, including but not limited to:

1. Further extension of public roadways and street lighting
2. Extension of water, sewer and underground services.
3. Sidewalks, bus shelters or other public amenities for employees and public use.
4. Intermodal transportation facilities and rail sidings.

The Development Plan does not envision the creation of public open space by the City within the GSBP TIF District. However, reservations of land for public open space or conservation may be established as conditions of Planning Board approval during the site plan approval process, and/or donated or offered by individual developments.

### 4. Private Utilities and Railroad

#### a. Gas and Electric

Natural gas service is provided to the Granite State Business Park by Unitil (formerly Northern Utilities.) Unitil has a policy of extending service lines at its own cost to provide service to new development sites.

Public Service Company of New Hampshire (PSNH) is the provider of electric service to the GSBP.

The City may enter into such contracts and agreements as are necessary to enable the installation of underground electric service within the TIF District, cable and telephone, natural gas or other common services, and to provide for appropriate easements for the installation and maintenance of these facilities.

#### b. Rail

The City has discussed with New Hampshire Northcoast Railroad the possibility of a siding for business use in the GSBP. Rail use is expected to increase as the price of fuel continues to escalate, affecting overhead, production and transportation costs for some industries.

The RSA 205 GSBP TIF Program includes the cost for the City to construct a bridge overpass of the rail line. Future infrastructure development within the GSBP TIF District may require other improvements to be negotiated with Northcoast Railroad in support of business development within the District.

## 5. Environment Controls

Private property within the District shall be developed or redeveloped in accordance with the goals, objectives, and standards set by the following City documents, as amended:

1. Rochester Master Plan and Economic Development Strategic Plan;
2. Zoning ordinance;
3. Special zoning overlay provisions centering on the Skyhaven Airport flight path and vicinity
4. Subdivision regulations;
5. Site plan review regulations;
6. Building and life safety codes;
7. All applicable state and federal laws pertaining to abatement of hazardous materials or environmental contamination.

In addition to applicable public regulations, other pertinent limits on development may be defined by the terms of development agreements between the City and individual private parties, and in specific covenants applicable within the Granite State Business Park [Phase 1](#).

Covenants and restrictions were developed at the inception of the GSBP as part of its original Master Plan and marketing strategy. Those provisions will be reviewed regularly by the REDC/RIDA to assure continuity of high standards for park maintenance and development. The intent of the covenants is to protect the integrity, investment value, and corporate image of the properties within the GSBP.

## **D. Tax Increment Financing Plan**

### 1. Objective

The objective of the Financing Plan is to provide funds for the construction of public improvements, to offset the net public cost of land acquisition and assembly, and for organizational and administrative expenses incurred in creating and developing the GSBP RSA 162-K TIF District. The City intends to use the property tax revenue derived from captured (incremental) assessed valuation within the GSBP RSA 162-K TIF District to fund public infrastructure and to reimburse the City for other expenditures incurred in creating the District.

### 2. Land Acquisition Costs

The cost of land acquisition, less sales proceeds, will be considered an expense eligible for reimbursement from tax increment revenues, but subordinate to the use of incremental revenues to pay debt service on bonds for public infrastructure.

### 3. Sale of City-Owned Real Estate within the TIF District

As part of the Development Program, the City may convey individual properties to private entities for the purposes of development consistent with the purposes of the District. Net revenues generated from the sale of these parcels shall be used to reimburse the City's Economic Development Fund for its prior investments in land acquisition within the RSA 162-K TIF District. Acquisition costs that are not recovered from net sales proceeds may be reimbursed as an eligible expense of the RSA 162-K TIF Development Program.

#### 4. Cost of Public Improvements

The City anticipates approaching public improvements in multiple phases over the course of the development or build-out of the Granite State Business Park. There is no expectation of bonding at this time for public improvements. Improvements will be scheduled as increment becomes available.

#### 5. Revenue Potential from Captured Assessed Valuation in District

##### a. Annual TIF District Revenues

TIF revenues will be generated by property taxes levied on the captured assessed valuation within the District after the date of its creation. Long term projections of buildout of the GSBP RSA 162-K TIF District indicate the following annual tax revenue potential generated by 100% retention of captured assessed value.

<u>Year Ending:</u>	<u>Annual Tax Revenue Potential From Captured Assessed Valuation</u>	
2015	\$ 39,383 to \$ 65,638	15%-25% of Phase I
2020	\$ 185,088 to \$ 370,176	25%-50% of Phase I & II
2025	\$ 370,176 to \$ 555,263	50%-75% of Phase I & II
2030	\$ 555,263 to \$ 740,351	75%-100% of Phase I & II

The above revenue estimates rely on assumptions that include anticipated near-term development commitments, a continuation of the historic annual pace of growth in industrial floor area within Phase I of the GSBP, and development of large lots in Phase II by new industrial users in 2020, and 2027.<sup>2</sup> The portion of captured assessed valuation required to be retained for TIF expenses may change over time depending on the actual pace and character of new development within the TIF, actual valuations assigned to TIF properties, and property tax rate

##### b. Annual Allocation of Captured Value

Where annual tax increment revenues from the GSBP District, together with unexpended balances of such revenues from prior years exceed the amount necessary for annual debt service payments, the balance may be used to offset other approved costs for prior expenditures for land acquisition or TIF development costs, to fund public improvements within the District, to create reserve funds set aside for future improvements, or for the operation and maintenance of public infrastructure. The priority for use of incremental TIF revenues shall be:

1. Bonded debt service, if any;
2. Repayment of past expenditures for funds drawn from the Economic Development Fund for acquisition, to the extent required to offset costs net of sales proceeds;
3. The recovery of initial costs for land capability analysis, infrastructure development cost estimates, legal and consulting fees pertinent to the creation or development of the District

<sup>2</sup> See long term development, estimate of captured assessed value and tax rate assumptions contained in Granite State Business Park Tax Increment Financing District - Buildout Estimate and Revenue Potential, March 18, 2011, prepared for City of Rochester by BCM Planning, LLC.

4. Funding of capital reserve accounts or other improvement funds designated for upgrade or replacement of water, sewer, roads, traffic safety, or stormwater drainage facilities.
5. Approved operating costs for public infrastructure within the TIF District.

#### d. Impact of RSA 162-K TIF District on Related Taxing Jurisdictions

In accordance with RSA 162-K:10, tax revenues generated by the original assessed value (base value) of the TIF District will continue to accrue to the City's general fund, as well as to the Rochester School District, Stafford County, and the State of New Hampshire.

The captured assessed valuation that is created and retained within the District to fund RSA 162-K TIF expenses is not included as part of the taxable valuation of the City when computing property tax rates. While all or a portion of captured assessed valuation may be retained by the District to fund internal public improvement costs for a period of time, the original taxable valuation within and outside the TIF remain available to all taxing jurisdictions. Consequently the assessed valuation and revenue base available to all taxing jurisdictions is not diminished as a result of forming the District.

During the operation of the RSA 162-K TIF District, tax revenue from captured valuation that are not required to fund eligible expenses of the TIF Development Program will become available to all tax jurisdictions. Upon expiration of the RSA 162-K TIF District, all incremental valuation that has been created within the RSA 162-K TIF becomes available generated property tax revenues for the City's general fund and to all other taxing jurisdictions.

#### 6. Reimbursement of Previous City Expenditures

The City has invested in the predevelopment planning of the Granite State Business Park expansion in the form of legal and consulting costs for TIF District development, land capability analysis, environmental review of land capability, development potential, and estimates of infrastructure development costs. Prior investment by the City that is directly related to RSA 162-K TIF land acquisition and public infrastructure development, planning and development-related consulting and legal costs shall be reimbursable from TIF incremental revenues. The recovery of these past expenditures will be subordinate to the principal use of incremental revenues to fund current year debt service payments for infrastructure costs.

#### 7. Operation and Maintenance

The City will be responsible for the operation and maintenance of all public facilities, including the cost of winter and summer maintenance of roads, bridges and street lighting, and the operation and maintenance of storm drains and catch basins, public water and public sewer utilities. The cost of public water and sewer operations are offset by connection and user charges to individual properties served by these systems.

While the cost of operation and maintenance of road and drainage facilities may be charged against the incremental revenues of the RSA 162-K TIF District, these costs will initially be borne by the general fund or by the appropriate utility fund, unless otherwise approved by the District Administrator with the recommendation of the Advisory Board.

The City may also establish capital reserve accounts for the replacement or upgrades of public infrastructure within the District using TIF incremental revenues.

## **E. District Administration**

### **1. Administrator**

The administrator of the Granite State Business Park RSA 162-K TIF District shall be by the City Manager, who shall make an annual financial report to the City Council.

### **2. Advisory Board**

In accordance with RSA 162-K: 14, the City Council shall pass a resolution which shall create an Advisory Board for the GSBP District. A majority of the Advisory Board shall be owners or occupants of real property within or adjacent to the District. The same resolution shall incorporate provisions of 162-K: 14 and stipulate the powers and authority of the Advisory Board. The purpose of the Advisory Board shall be to review the policies and actions of the district administrator in the planning, construction and implementation of the Development Program and the operation of the District after the program is completed.

The Advisory Board shall have 30 days to appeal any decision of the district administrator to the City Council for review and appropriate action. The Advisory Board shall meet either as determined by the chair of the Board or the Mayor or the City Manager to examine operation and maintenance of the TIF District.

### **3. Amendments**

Amendments to the boundaries of the TIF District, the Development Program or Financing Plan shall be undertaken in accordance with the public hearing process set forth within RSA 162-K:4, including its requirements for reasonable notification to the Rochester School District and Strafford County, in accordance with RSA 162-K:9.

### **4. Duration of Program**

The Granite State Business Park Tax Increment Financing District will remain in existence until eligible public expenditures of the District have been repaid through tax increment revenues.



# **FINANCE COMMITTEE**

## **Agenda Item**

**Agenda Item Name:** Granite State Business Park Tax Increment Financing

**District:** Amendments to Boundaries

**Date Submitted:** Referred to Finance Committee to conduct Public Hearing by City Council on December 6, 2016

**Name of Person Submitting Item:** Deputy City Manager Cox

**E-mail Address:** blaine.cox@rochesternh.net

**Meeting Date Requested:** January 10, 2017

**Issue Summary Statement:**

The City Council on December 6, 2016 per the requirements of RSA 162-k referred the following to a Public Hearing to be conducted by the Finance Committee:

**AMENDMENT TO CHAPTER 42 OF THE GENERAL ORDINANCES OF THE CITY  
OF ROCHESTER REGARDING THE LOCATION AND BOUNDARIES OF ZONING  
DISTRICTS**

**(Granite State Business Park Tax Increment Financing District Boundaries Amendments)**

**Recommended Action:**

**Conduct Public Hearing**

**AMENDMENT TO CHAPTER 42 OF THE GENERAL ORDINANCES OF THE CITY  
OF ROCHESTER REGARDING THE LOCATION AND BOUNDARIES OF ZONING  
DISTRICTS**

THE CITY OF ROCHESTER ORDAINS:

WHEREAS, Chapter 42.1, Section J establishes that the location and boundaries of zoning districts within the City of Rochester are established as shown on a map titled, "City of Rochester Zoning Map."

WHEREAS, Chapter 42.1, Section J further declares that the City of Rochester Zoning Map is incorporated by reference as party of Chapter 42 of the General Ordinances of Rochester regarding zoning.

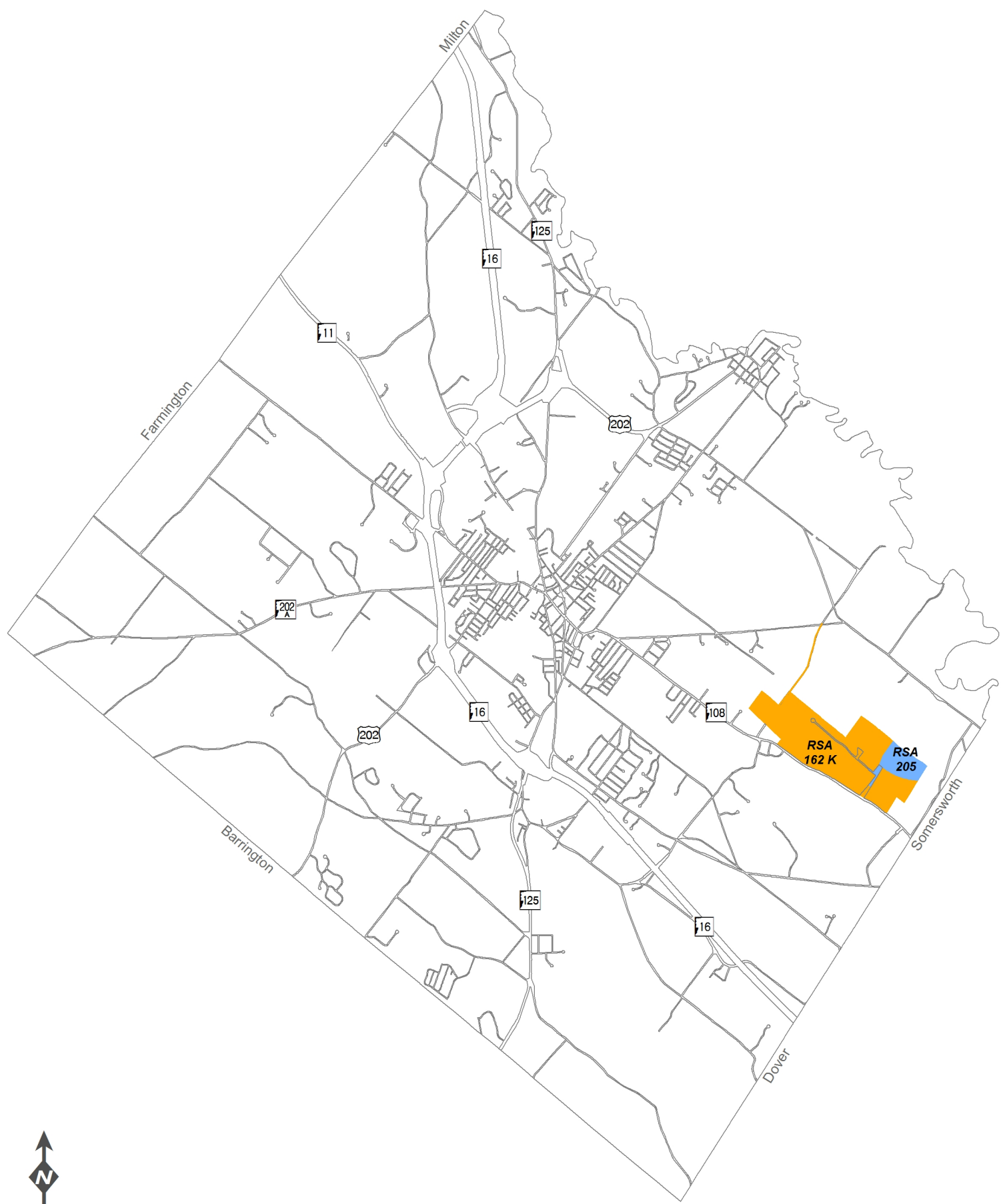
WHEREAS, the Mayor and City Council of Rochester desire to amend the City of Rochester Zoning Map to expand the Industrial Zone.

THEREFORE, the Mayor and City Council of Rochester ordain that the Industrial Zone in the City of Rochester shall be expanded to include the following properties:

1. 0255-0017-0000 290 Rochester Hill Road
2. 0255-0018-0000 294 Rochester Hill Road
3. 0255-0019-0000 296 Rochester Hill Road
4. 0255-0020-0000 302 Rochester Hill Road
5. 0255-0021-0000 0 Rochester Hill Road

FURTHER, the City of Rochester Zoning Map shall be amended and updated to reflect that the above named properties are included in the Industrial Zone and are removed from the Agricultural Zone.

**The effective date of these amendments shall be upon passage.**



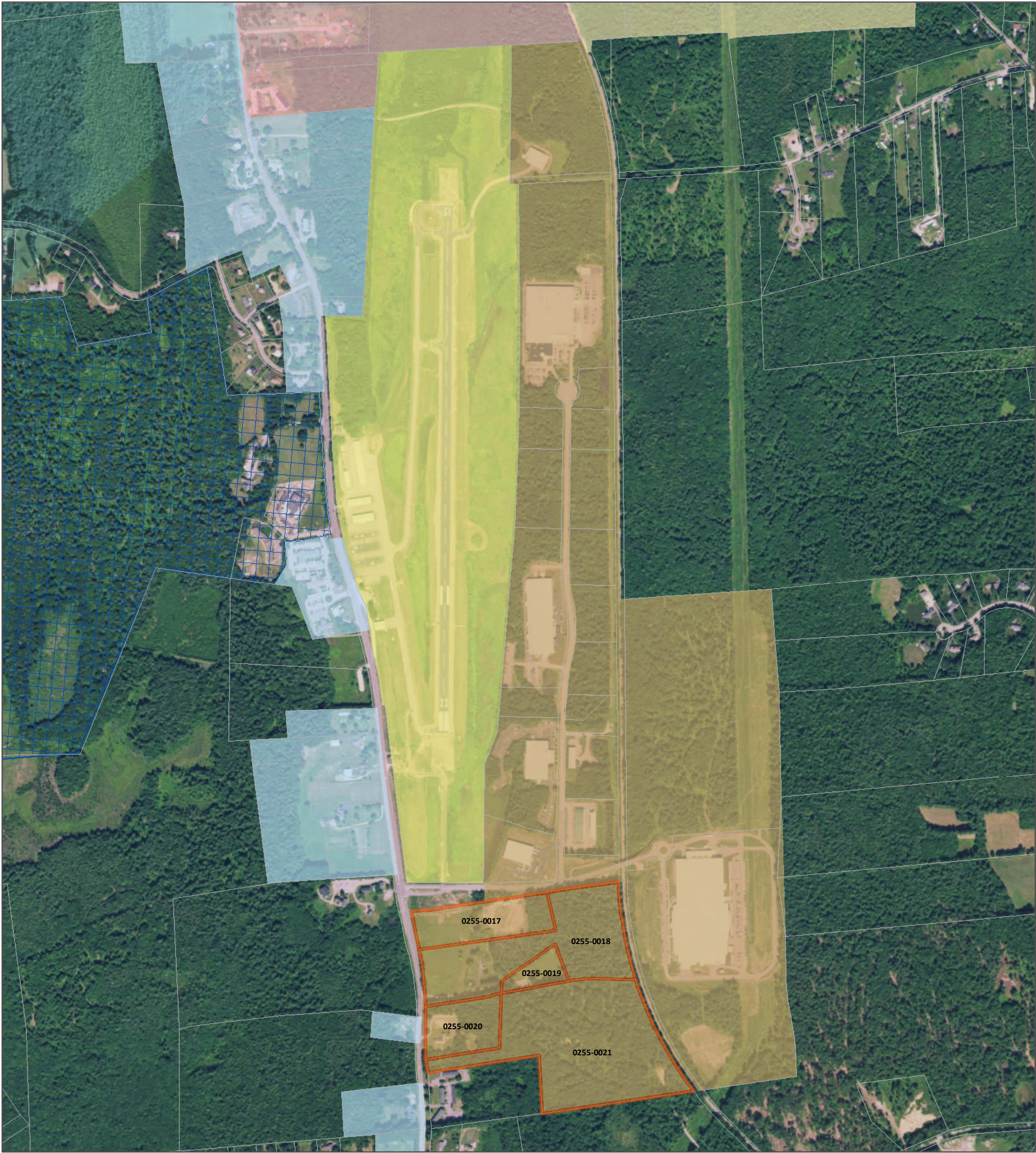
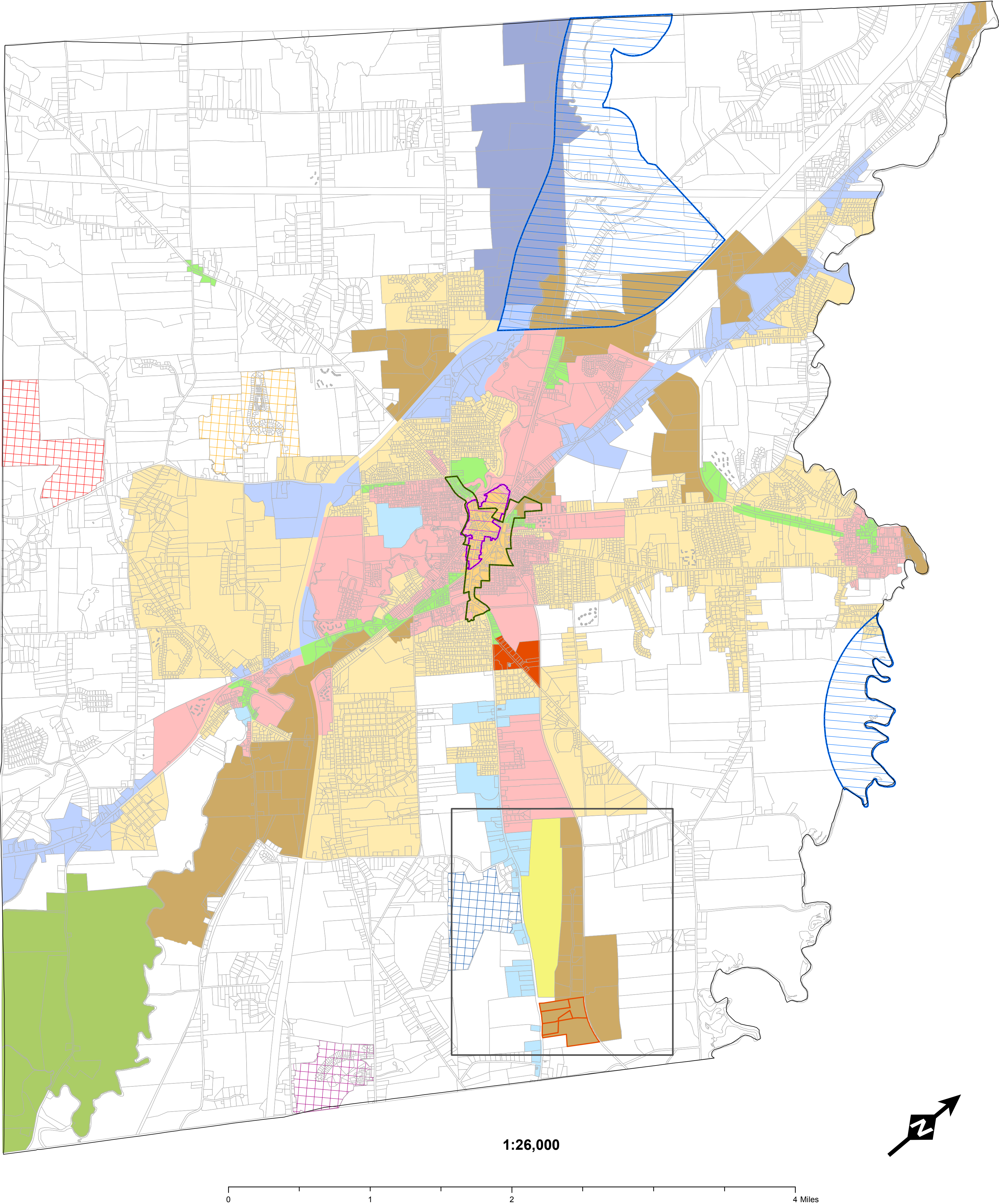




# City of Rochester, New Hampshire

## Industrial Park Expansion

Note: This is not the official City of Rochester zoning map.



- Legend**
- Proposed Industrial Park Expansion
  - Digital Tax Parcel (2015)
- Overlay Districts**
- Aquifer Protection
  - Special Downtown
  - Historic
- Zoning District**
- Agricultural
  - Airport Special
  - Downtown Commercial
  - Granite Ridge
  - Highway Commercial
  - Hospital Special
  - General Industrial
  - Neighborhood Mixed-Use
  - Office Commercial
  - Residential - 1
  - Residential - 2
  - Recycling Industrial
  - Water
- Planned Unit Development**
- PUD-1
  - PUD-2
  - PUD-3
  - PUD-4

Parcel Number	Property Address
0255-0017	290 Rochester Hill Rd
0255-0018	294 Rochester Hill Rd
0255-0019	296 Rochester Hill Rd
0255-0020	302 Rochester Hill Rd
0255-0021	0 Rochester Hill Rd

Prepared by the **Stafford Regional Planning Commission**  
150 Wakefield St. Suite 12 Rochester, NH 03867  
T: (603) 994-3500 E: [srpc@stafford.org](mailto:srpc@stafford.org)

Date: 11/1/2016 Author: RM

Path: M:\GIS\_Map\_Documents\Requests\Members\Rochester\IndustrialParkExpansion\Rochester\_IndustrialPark\_2016.mxd



**Data Sources**

Base features from NH GRANIT database. Digital data in NH GRANIT represent the efforts of the contributing agencies to record information from the cited source materials. Earth Systems Research Center (ESRC), under contract to the Office of Energy and Planning (OEP), and in consultation with cooperating agencies, maintains a continuing program to identify and correct errors in these data. Neither OEP nor ESRC make any claim as to the validity or reliability or to any implied uses of these data.

Digital tax parcels taken from SRPC database. Data should be used for planning purposes only. Data were derived from various sources and were updated at different timeframes, with varying levels of accuracy. Street names are maintained internally by SRPC staff. Please notify SRPC of any missing or inaccurate street names.



# **FINANCE COMMITTEE**

## **Agenda Item**

**Agenda Item Name:**      **Official Announcements and How/ Where Posted Policies**

**Date Submitted:**    **Held in Committee from December 13, 2016**

**Name of Person Submitting Item:**    **Deputy City Manager Cox**

**E-mail Address:**    **blaine.cox@rochesternh.net**

**Meeting Date Requested:**    **January 10, 2017**

**Issue Summary Statement:**

**Mayor McCarley requested a draft policy pertaining to the posting of meetings, content of postings, location of postings, etc.**

**A draft list of potential policy components is attached for review.**

**Recommended Action:**    **None.**

## MEETING NOTICES, AGENDAS & PACKETS

- 1. The package of materials for meetings of the Council and Council subcommittees will be completed and distributed no less than 5 calendar days prior to the specified meeting date.**
- 2. The public postings warning/ notifying the public of meetings of the Council and Council subcommittees will be posted in “hard copy” in at least two separate public locations as well as on the City’s website. A “public location” is defined as a location accessible to the general public at all hours.**
- 3. The public postings warning/ notifying the public of meetings of the Council and Council subcommittees will contain the following specifics regarding said meeting:**
  - 3.1 Date**
  - 3.2 Time**
  - 3.3 Location**
  - 3.4 Tentative Agenda**
  - 3.5 Proper Statutory Citations of any Non-Public Sessions, when applicable**
- 4. Statutorily required Public Hearings will be posted according to the requirements of relevant state statutes, including newspaper Public Notices.**
- 5. It is recognized that all meetings of the Council and Council subcommittees are “meetings to be held in public” and not “public meetings.” Therefore, an agenda item allowing “public input” will be at the discretion of the committee chair.**

# **FINANCE COMMITTEE**

## **Agenda Item**

**Agenda Item Name:** Chapter 16 Requirement to Connect to Public Sewers

**Date Submitted:** Referred to Finance Committee by City Council on December 6, 2016

**Name of Person Submitting Item:** Deputy City Manager Cox

**E-mail Address:** blaine.cox@rochesternh.net

**Meeting Date Requested:** January 10, 2017

**Issue Summary Statement:**

The City Council on December 6 referred the attached resolution regarding the requirements to connect to the public sewer system (see attached resolution depicting amendments to Chapter 16 of the General Ordinances).

City Staff are compiling data that will be available to the Finance Committee concerning sewer stub fee revenues, previously installed sewer stubs that have not been connected, etc.

**Recommended Action:** None.



**Amendment to Chapter 16 of the General Ordinance of the City of Rochester Regarding  
the Requirement to Connect to Public Sewers**

THE CITY OF ROCHESTER ORDAINS:

That Chapter 16, Section 3 of the General Ordinances of the City of Rochester regarding the requirement of property owners to connect to public sewers and currently before the Rochester City Council, be amended as follows:

**16.3 Use of Public Sewers Required.**

(a) -----

(b) -----

(c) -----

(d) -----

(e) ~~Existing~~ Structures within ~~two~~ one hundred (~~100~~200) feet of the public sewer and currently served by private wastewater disposal facilities shall connect to the public sewer within ninety (90) days after an official notice to do so. The City may grant a waiver to this requirement for properties with existing adequate sewage disposal systems which can be proven by the property owner to comply with applicable state and local regulations, to have been designed by a designer licensed in New Hampshire and to have been approved for construction by the New Hampshire department of environmental services after January 1, 1985. at such time as the private wastewater system fails or the property is transferred whichever occurs first. The cost of connection to the public sewer shall be borne by the property owner with the exception of the portion of the connection crossing the public right of way which costs shall be borne by the Rochester Sewer Enterprise Fund. For the purpose of this section, ~~existing~~ structures shall mean houses, buildings, or property used for human occupancy, employment, recreation, or other purposes, ~~that are constructed as of January 1, 1999.~~

**The effective date of these amendments shall be upon passage.**

## REPORT from FINANCE:

### Finance Committee Meeting Information

Date: January 10, 2017  
 Time: 7:00 P.M.  
 Location: City Council Chambers  
 31 Wakefield Street  
 Rochester, New Hampshire

### Items

1. **Chief Assessor** – Based upon the Request for Proposals for an *interim* contracted Chief Assessor (up to June 30, 2017), Corcoran Consulting Associates has begun providing contracted services starting January 5<sup>th</sup>. The salary survey of comparable Chief Assessor positions provided to the Finance Committee last week had an error in that it listed the salary data for the Lebanon Assessor position incorrectly. The corrected results are shown below:

COMMUNITY	POPULATION	# OF PARCELS	CHIEF ASSESSOR		
			STATUS	RANGE MIN	RANGE MAX
ROCHESTER		12,888	E	59,899	80,294
CONCORD	42,444	14,669	E	77,709	109,782
SALEM	28,776	12,679	E	72,059	101,277
LONDONDERRY	25,196	10,188	E	70,808	93,916
HUDSON	25,000	9,500	E	70,543	90,719
KEENE	23,419	7,938	E	86,048	107,231
PORTSMOUTH	21,440	8,983	E	90,597	115,207
BEDFORD	21,203	8,311	E	66,274	95,900
MILFORD	15,200	6,000	E	50,158	77,006
LEBANON	13,500	5,534	E	69,700	97,500
DERRY	32,948	11,783	E - PT 16 hrs/wk		
DOVER	30,000	10,410	CONTRACTED		
MERRIMACK	25,563	10,897	CONTRACTED		
SOMERSWORTH	11,765	4,323	CONTRACTED		
AVERAGE				72,655	98,727
ROCH TO AVG				(12,757)	(18,433)
NASHUA	87,000	30,000	E	61,500	103,300
HANOVER	11,260	3,378	E	83,543	126,623

Note: Nashua & Hanover, shown at the bottom of the data above, were removed as outliers.

Rochester's current salary range is significantly below the average. As a comparison to the City's existing positions, the Chief Assessor would need to be moved from a Grade 11 up to a Grade 15 to become comparable to other communities:

GRADE	RMMG WAGE SCALE	FY17 MIN	FY17 MAX
10	City Clerk	57,020.96	76,400.46
11	Chief Assessor	59,898.51	80,293.78
11	Tax Collector	59,898.51	80,293.78
12	Director of Welfare	62,907.01	84,265.14
12	Systems Supervisor	62,907.01	84,265.14
13	Director of Recreation	65,993.08	88,500.36
13	Dir of Code Enforcement	65,993.08	88,500.36
13	ED Manager	65,993.08	88,500.36
13	Library Director	65,993.08	88,500.36
14	Director of Planning	69,352.14	92,951.37
15	NO POSITIONS	72,819.75	97,598.94
16	NO POSITIONS	76,460.73	102,478.89
17	Director of Public Works	80,276.90	107,591.37
17	Fire Chief	80,276.90	107,591.37

2. **Fairgrounds Sewer & Snow Storage Fees** - The City has received an invoice for Snow Storage at the Fairgrounds. The invoiced amount the Fairgrounds is seeking from the City is \$10,012.50. The Fairgrounds currently have an unpaid balance owed to the City for sewer fees of \$6,197.80 (they made their last payment on 9/30/15). In addition, the Fairground has unpaid detail fees owed to the Fire Department of \$10,422.89 for September 2016 services and unpaid detail fees to the Police Department of \$20,925.65 for September 2016 services. The total owed to the City is \$37,546.34. The City Manager has directed that the Snow Storage invoice not be paid to the Fairgrounds at this time.
3. **Fire Department Overtime Expense** – The Fire Chief is reporting that his budget for overtime is approximately 12% over projected use by this time in the budget year. He reports that this is mainly due to two officers that have been, or are currently out on disability due to injuries. Additionally, looking forward we have four firefighters that are scheduled for military deployment in 2017. Two will be deployed tentatively in April for 6 months. Another two will be deployed tentatively in June for 6 months. These will

contribute to overtime usage. Obviously the two in April will impact this budget cycle while the other two will have very little effect on this budget. For detailed data on the Fire Department's current overtime budget status, click here: [Fire OT Data](#).

4. **General Fund Unreserved Fund Balance** – The fiscal year 2016 draft financial audit has been received from the Independent Auditor. From this, the following chart has been updated:

<b>Changes in Fund Balance</b>				
<b>General Fund</b>				
<i>Data Extracted from Annual Independent Audit</i>				
<b>Fiscal Year</b>	<b>Beginning of Year Fund Balance</b>	<b>End of Year Fund Balance</b>	<b>Net Change in Fund Balance</b>	<b>Notes</b>
2005	\$ 4,751,456	\$ 5,867,505	\$ 1,116,049	Vachon: Schedule 1, page 39 (adjusted)
2006	\$ 5,867,505	\$ 7,919,174	\$ 2,051,669	Vachon: Schedule 1, page 30
2007	\$ 7,919,174	\$ 9,004,277	\$ 1,085,103	Vachon: Schedule 1, page 29
2008	\$ 9,004,277	\$ 9,723,326	\$ 719,049	Vachon: Schedule 1, page 30
2009	\$ 9,723,326	\$ 10,929,204	\$ 1,205,878	Vachon: Schedule 1, page 33
2010	\$ 10,929,204	\$ 11,861,101	\$ 931,897	Vachon: Schedule 1, page 32
2011	\$ 11,861,101	\$ 12,773,907	\$ 912,806	Vachon: Schedule 1, page 35
2012	\$ 12,773,907	\$ 14,497,809	\$ 1,723,902	Vachon: Schedule 1, page 34
2013	\$ 14,497,809	\$ 14,580,421	\$ 82,612	Vachon: Schedule 1, page 35
2014	\$ 14,580,421	\$ 12,623,318	\$ (1,957,103)	Melanson: Gov'tal Funds- Balances, Audit page 41
2015	\$ 12,623,318	\$ 14,738,835	\$ 2,115,517	Melanson: Gov'tal Funds- Balances, Audit page 41
2016	\$ 14,738,835	\$ 16,346,532	\$ 1,607,697	DRAFT AUDIT
		<b>Avg:</b>	\$ 966,256	

You will note that the unreserved General Fund fund balance as of 6/30/2015 (FY2015) was \$14,738,835 (17.9% of Total General Fund Expenditures). The

unreserved General Fund fund balance as of 6/30/2016 (FY2016) was \$16,346,532 (19.4% of Total General Fund Expenditures).

5. **MIS Update** -

5.1 CIO Job Description – A Chief Information Officer (CIO) job description has been drafted and is being reviewed. It is expected to be in final draft form no later than February 1st. The consultant, Ms. Roman, with assistance from the Human Resources department is also conducting a salary survey for the CIO position.

5.2 Network Upgrades Immediate & Long Term – Ms. Roman, Dennis Schafer and the technical staff at ePlus are working collaboratively to (a) to identify how best to apply current MIS CIP appropriations available, estimated at about \$323K (see below), to address the most urgent network needs and (b) to develop a three-year capital project plan. Weekly telephonic meetings have been conducted on December 23, 30 and will be conducted on January 6, 13 and 20 in preparation for a face-to-face in-depth project meeting scheduled for the week of January 23rd.

<b>MIS CAPITAL IMPROVEMENT ACCOUNTS as of 12-19-2016</b>	
<b>PROJECT TITLE</b>	<b>REMAINING</b>
<b>TELEPHONE SYSTEM UPGRADE</b>	<b>\$70,000.00</b>
<b>TELEPHONE SYSTEM UPGRADE</b>	<b>\$60,000.00</b>
<b>SubTotal</b>	<b>\$130,000.00</b>
<b>NETWORK UPGRADE/EXPANSION</b>	<b>\$238.16</b>
<b>NETWORK UPGRADE-EXPANSION</b>	<b>\$89,757.01</b>
<b>NETWORK UPGRADE EXPANSION</b>	<b>\$20,000.00</b>
<b>SubTotal</b>	<b>\$109,995.17</b>
<b>ANNUAL SOFTWARE UPGRADES</b>	<b>\$15,811.23</b>
<b>ANNUAL SOFTWARE UPGRADE</b>	<b>\$20,000.00</b>
<b>GOVERNMENT SYSTEM SOFTWARE UPGRADE</b>	<b>\$9,814.57</b>
<b>ANNUAL SOFTWARE UPGRADES</b>	<b>\$20,000.00</b>
<b>SubTotal</b>	<b>\$65,625.80</b>
<b>ANNUAL HARDWARE REPLACEMENT</b>	<b>\$17,711.37</b>
<b>SubTotal</b>	<b>\$17,711.37</b>
<b>Grand Total:</b>	<b>\$323,332.34</b>

# FINANCE COMMITTEE

## Agenda Item

**Agenda Item Name:** Monthly Financial Statements Summary – as of December 30, 2016.

For the full detail report, click here: [Detailed Monthly Financial Report as of 12/31/2016](#)

### **General Fund Revenues**

<u>ACCOUNT DESCRIPTION</u>	<u>REVISED ESTIM REV</u>	<u>ACTUAL YTD REVENUE</u>	<u>REMAINING REVENUE</u>	<u>% COLL</u>
11031 CITY CLERK REVENUE	\$ 105,320	\$ 43,607	\$ 61,713	41.4
11051 ASSESSORS REVENUES	\$ -	\$ 223	\$ (223)	100.0
11061 BUSINESS OFFICE REVENUE	\$ 55,000	\$ 39,435	\$ 15,565	71.7
11062 BUSINESS OFFICE REVENUE	\$ 1,000	\$ 250	\$ 750	25.0
11071 TAX COLLECTOR REVENUE	\$ 29,019,981	\$ 44,287,003	\$ (15,267,022)	152.6
11081 GENERAL OVERHEAD REVENUE	\$ 3,104,259	\$ 1,092,545	\$ 2,011,714	35.2
11082 GENERAL OVERHEAD REVENUE	\$ 1,441,166	\$ 1,544,821	\$ (103,655)	107.2
11091 PUBLIC BLDGS REVENUE	\$ -	\$ 7,698	\$ (7,698)	100.0
11101 PLANNING	\$ 15,250	\$ 28,793	\$ (13,543)	188.8
11201 REV LEGAL OFFICE	\$ 50,000	\$ 25,569	\$ 24,431	51.1
12011 POLICE CITY REVENUE	\$ 318,495	\$ 130,316	\$ 188,179	40.9
12021 FIRE CITY REVENUE	\$ 17,325	\$ 17,575	\$ (250)	101.4
12022 FIRE STATE REVENUE	\$ 13,500	\$ -	\$ 13,500	0.0
12031 DISPATCH CENTER	\$ 62,044	\$ 58,785	\$ 3,259	94.7
12041 CODE ENFORCEMENT REVENUE	\$ 362,975	\$ 331,160	\$ 31,815	91.2
13011 PUBLIC WORKS REVENUE	\$ 35,200	\$ 35,007	\$ 193	99.5
13012 STATE HIGHWAY SUBSIDY	\$ 530,930	\$ 365,570	\$ 165,360	68.9
14011 WELFARE REVENUE	\$ 7,500	\$ 1,966	\$ 5,534	26.2
14021 RECREATION REVENUE	\$ 130,000	\$ 103,945	\$ 26,055	80.0
14031 LIBRARY REVENUE	\$ 12,915	\$ 6,133	\$ 6,782	47.5
<b>1000 GENERAL FUND</b>	<b>\$ 35,282,860</b>	<b>\$ 48,120,403</b>	<b>\$ (12,837,543)</b>	<b>136.4</b>

Note: The Property Tax Warrant has been applied to the Tax Collector's Revenue above capturing the school portion of the property taxes within the Tax Collector's revenue. The amount belonging to the School Department will be moved over to the School Department during the month of January.

### **Enterprise Fund Revenues**

<u>ACCOUNT DESCRIPTION</u>	<u>REVISED ESTIM REV</u>	<u>ACTUAL YTD REVENUE</u>	<u>REMAINING REVENUE</u>	<u>% COLL</u>
5001 WATER ENTERPRISE FUND	\$ 5,896,667	\$ 2,052,387	\$ 3,844,280	34.8
5002 SEWER ENTERPRISE FUND	\$ 6,877,157	\$ 2,454,825	\$ 4,422,332	35.7
5003 ARENA ENTERPRISE FUND	\$ 581,453	\$ 231,311	\$ 350,142	39.8

Note: Water and Sewer Fund Revenues Collected appear to fall short by one quarter each fiscal year until final quarterly billings are posted in September of the following fiscal year.



## General Fund Expenditures

ACCOUNT DESCRIPTION	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCE	AVAILABLE BUDGET	% USED
11000051 CITY MANAGER	\$ 399,890	\$ 184,201	\$ 28,562	\$ 187,127	53.20
11012351 ECONOMIC DEVELOPMENT	\$ 475,213	\$ 244,091	\$ 46,485	\$ 184,637	61.10
11020050 MUNICIPAL INFORMATION	\$ 418,679	\$ 195,154	\$ 42,633	\$ 180,892	56.80
11030051 CITY CLERK	\$ 290,862	\$ 126,854	\$ 25,380	\$ 138,628	52.30
11040050 ELECTIONS	\$ 46,251	\$ 38,115	\$ 3,295	\$ 4,842	89.50
11050070 ASSESSORS	\$ 414,322	\$ 175,986	\$ 7,270	\$ 231,066	44.20
11060051 BUSINESS OFFICE	\$ 517,112	\$ 275,183	\$ 859	\$ 241,070	53.40
11063151 HUMAN RESOURCES	\$ 139,811	\$ 73,609	\$ 2,459	\$ 63,743	54.40
11070070 TAX COLLECTOR	\$ 342,182	\$ 171,828	\$ 1,552	\$ 168,802	50.70
11080050 GENERAL OVERHEAD	\$ 725,983	\$ 185,129	\$ 101,649	\$ 439,205	39.50
11090050 PB CITY WIDE 50	\$ 583,627	\$ 321,641	\$ 10,591	\$ 251,396	56.90
11090051 PB CITY HALL 51	\$ 63,239	\$ 23,230	\$ 6,377	\$ 33,633	46.80
11090052 PB OPERA HOUSE 52	\$ 40,378	\$ 22,530	\$ 1,744	\$ 16,104	60.10
11090054 PB CENTRAL FIRE 54	\$ 16,411	\$ 8,555	\$ 4,301	\$ 3,555	78.30
11090055 PB GONIC FIRE 55	\$ 14,739	\$ 13,410	\$ 649	\$ 680	95.40
11090056 PB LIBRARY 56	\$ 38,002	\$ 12,950	\$ 4,051	\$ 21,002	44.70
11090057 PB DPW GARAGE 57	\$ 14,138	\$ 6,941	\$ 2,482	\$ 4,715	66.60
11090059 PB ER FIRE STATION 59	\$ 750	\$ 125	\$ -	\$ 625	16.60
11090061 PB HISTORICAL MUSEUM	\$ 1,600	\$ 266	\$ 1,090	\$ 244	84.70
11090063 PB HANSON POOL 63	\$ 5,005	\$ 1,865	\$ -	\$ 3,140	37.30
11090064 PB GONIC POOL 64	\$ 2,880	\$ 907	\$ 519	\$ 1,454	49.50
11090065 PB EAST ROCHESTER POO	\$ 2,650	\$ 1,106	\$ 244	\$ 1,300	50.90
11090068 PB GROUNDS 68	\$ 9,960	\$ 2,334	\$ 954	\$ 6,672	33.00
11090069 PB DOWNTOWN 69	\$ 15,500	\$ 5,688	\$ 2,142	\$ 7,671	50.50
11090070 PB REVENUE BUILDING 7	\$ 28,687	\$ 9,957	\$ 1,754	\$ 16,976	40.80
11090071 PB PLAYGROUNDS 71	\$ 1,590	\$ -	\$ 282	\$ 1,308	17.70
11090075 PB NEW POLICE STATION	\$ 35,796	\$ 12,022	\$ 7,729	\$ 16,045	55.20
11090077 PB OLD POLICE STATION	\$ 9,925	\$ 750	\$ 750	\$ 8,425	15.10
11102051 PLANNING	\$ 361,660	\$ 181,878	\$ 5,089	\$ 174,693	51.70
11200051 LEGAL OFFICE	\$ 543,843	\$ 242,389	\$ 3,145	\$ 298,309	45.10
12010053 PD ADMINISTRATIVE SER	\$ 1,891,285	\$ 1,087,743	\$ 60,735	\$ 742,806	60.70
12012453 PD PATROL SERVICES	\$ 4,694,252	\$ 2,268,860	\$ -	\$ 2,425,392	48.30
12012553 PD SUPPORT SERVICES	\$ 399,100	\$ 201,922	\$ -	\$ 197,178	50.60
12020054 FIRE DEPARTMENT	\$ 4,212,927	\$ 2,107,026	\$ 30,523	\$ 2,075,379	50.70
12020055 FIRE DEPT 55 GONIC SU	\$ 28,556	\$ 7,717	\$ -	\$ 20,839	27.00
12020754 CALL FIRE	\$ 30,964	\$ 5,585	\$ -	\$ 25,379	18.00
12030153 DISPATCH CENTER	\$ 746,093	\$ 374,820	\$ 6,294	\$ 364,979	51.10
12040051 CODE ENFORCEMENT	\$ 570,067	\$ 286,647	\$ 5,510	\$ 277,910	51.20
12050050 AMBULANCE	\$ 56,468	\$ -	\$ 56,468	\$ -	100.00
13010057 PUBLIC WORKS	\$ 2,081,186	\$ 988,029	\$ 360,768	\$ 732,390	64.80
13010957 WINTER MAINTENANCE	\$ 463,953	\$ 52,134	\$ 137,843	\$ 273,976	40.90
13020050 CITY LIGHTS	\$ 271,500	\$ 118,427	\$ 9,965	\$ 143,108	47.30
14010051 WELFARE	\$ 458,850	\$ 192,040	\$ 18,535	\$ 248,275	45.90
14022072 RECREATION ADMINISTRA	\$ 562,338	\$ 278,021	\$ 6,921	\$ 277,395	50.70
14022150 RECREATION PLAYGROUND	\$ 82,663	\$ 75,743	\$ 271	\$ 6,649	92.00
14022250 RECREATION POOLS	\$ 78,507	\$ 62,336	\$ 80	\$ 16,091	79.50
14030056 LIBRARY	\$ 1,121,163	\$ 576,117	\$ 48,128	\$ 496,918	55.70
15000051 COUNTY TAX	\$ 6,075,141	\$ 6,133,368	\$ -	\$ (58,227)	101.00
17010051 TRANSFERS/PAYMENTS DE	\$ 3,431,440	\$ 1,254,793	\$ -	\$ 2,176,647	36.60
17030050 OVERLAY	\$ 92,256	\$ 14,436	\$ -	\$ 77,820	15.60
17040051 TRANSFER TO CIP & OTH	\$ 2,373,466	\$ 352,066	\$ -	\$ 2,021,400	14.80
1000 GENERAL FUND	\$ 35,282,860	\$ 18,976,523	\$ 1,056,075	\$ 15,250,262	56.80

### Enterprise Fund Expenditures

<u>ACCOUNT DESCRIPTION</u>	<u>REVISED BUDGET</u>	<u>YTD EXPENDED</u>	<u>ENCUMBRANCE</u>	<u>AVAILABLE BUDGET</u>	<u>% USED</u>
5001 WATER ENTERPRISE FUND	\$ 5,896,667	\$ 1,853,344	\$ 171,373	\$ 3,871,950	34.30
5002 SEWER ENTERPRISE FUND	\$ 6,877,157	\$ 2,808,200	\$ 139,464	\$ 3,929,492	42.90
5003 ARENA ENTERPRISE FUND	\$ 581,453	\$ 258,882	\$ 14,109	\$ 308,462	46.90